

## **Administrative Affairs Committee**

### **Members**

Gail Patterson-Gladney, District 1  
Kurt Doroh, District 2  
Richard Godfrey, District 3  
Mike Chappell, District 4  
Randall Peat, District 5  
Donald Hanson, District 6  
Paul Schincariol, District 7



### **Contact**

Board of Commissioners Chambers  
219 E. Paw Paw Street  
Paw Paw, MI 49079

Ph: 269-657-8253  
Fax: 269-657-8252

### **AGENDA April 13, 2021 2:00 PM**

1. Call to Order
  - A. Zoom Meeting Information
2. Additions/Deletions to the Agenda
3. Approval of Agenda
4. Approval of Minutes
  - A. Minutes - March 09, 2021
5. Agenda Items
  - A. Citizen Proclamation - Lois Jewell
  - B. Board of Commissioners - Four Year Terms
  - C. Jury Board Reappointments
  - D. Brownfield Plan - The Lodge
  - E. Brownfield Plan - Essential Storage
  - F. Diversity, Equity and Inclusion: Update
  - G. Palisades Community Advisory Panel - Discussion
6. Adjournment

Van Buren County will provide necessary and reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at any meeting/hearing upon ten (10) days notice to the Van Buren County Board of Commissioners' Office. Individuals with disabilities requiring auxiliary aids or services should contact Van Buren County by writing, Anna Cerven, 219 Paw Paw Street, Ste. 201, Paw Paw, MI 49079, or by calling the Board of Commissioners' Office at (269) 657-8200, option 8 ext. 1271.



## ***VAN BUREN COUNTY BOARD OF COMMISSIONERS***

219 EAST PAW PAW STREET, STE.201, PAW PAW, MICHIGAN 49079-1492  
(269) 657-8253 FAX (269) 657-8252

*Richard Godfrey, Chairman*  
*Mike Chappell, Vice-Chair*

*Gail Patterson-Gladney*  
*Kurt Doroh*  
*Randall Peat*  
*Donald Hanson*  
*Paul Schincariol*

### **NOTICE:**

**Due to COVID-19, Tuesday, April 13, 2021 at 2:00 pm, the Administrative Affairs Committee meeting will be conducted remotely through Zoom.**

**For Public Attendance, please see the call – in instructions below:**

Hi there,

You are invited to a Zoom webinar.

When: Apr 13, 2021 02:00 PM Eastern Time (US and Canada)

**Topic: Administrative Affairs Committee**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86214729783>

Or iPhone one-tap :

US: +13017158592,,86214729783# or +13126266799,,86214729783#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1  
346 248 7799 or +1 669 900 6833

**Webinar ID: 862 1472 9783**

**POSTED: 04/09/2021**

Board Meetings: Held in B.O.C. Room, 2<sup>nd</sup> Floor of the Administration and Land Services Building, unless otherwise posted.

If you desire to meet with a Commissioner or be placed on the agenda for a Committee/Board Meeting, please call 657-8253.

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***AN EQUAL OPPORTUNITY EMPLOYER M/F HANDICAPPED***



## **AGENDA**

### **Committee of the Whole Meeting of the County Board of Commissioners** Van Buren County

#### **1. Call to Order**

**Committee Members present: Commissioner Patterson-Gladney (from her home office in South Haven, MI), Commissioner Peat (from his home office in Paw Paw, MI) and Commissioner Schincariol.**

**Others in attendance: Administrator Faul, Anna Cerven, Commissioner Chappell, Commissioner Hanson, Commissioner Godfrey, Commissioner Doroh, and Tim McGee.**

A. Zoom Meeting Information

#### **2. Additions/Deletions**

#### **3. Approval of Agenda**

**Motion by Commissioner Peat; Supported by Commissioner Schincariol; Motion: Carried**

#### **4. Approval of Minutes**

**Amend Gail's location in February 9th minutes.**

**Motion to approve by Commissioner Peat; Supported by Commissioner Schincariol; Motion: Carried**

A. Minutes - February 09, 2021

#### **5. Agenda Items**

B. 911 Support Resolution

C. South Haven Area Recreation Authority - Grant Application Support Resolution

D. Planning Commission Reappointments

**The candidates were discussed and reviewed.**

**Recommended to CoW 3-9-2021/BoC 3-23-2021**

**Motion by Commissioner Peat; Supported by Commissioner Schincariol; Motion: Carried**

E. Mental Health Authority Reappointments

**The candidates were discussed and reviewed.**

**Recommended to CoW 3-9-2021/BoC 3-23-2021**

**Motion by Commissioner Schincariol; Supported by Commissioner Peat; Motion: Carried**

F. Mental Health Authority Appointment

**The appointment of Mr. Palenick was discussed and reviewed.**

**Recommended to CoW 3-9-2021/BoC 3-23-2021**

**Motion by Commissioner Peat; Supported by Commissioner Schincariol; Motion: Carried**

G. Southwest Michigan Behavioral Health - Intergovernmental Contract Amendment

**This request is an amendment to the contract that was just renewed for the term of January 1, 2021 - December 31, 2023. The amendment adds clauses.**

**Discussion ensued**

**Recommended to CoW 3-23-2021/BoC 4-13-2021**

**Motion by Commissioner Schincariol; Supported by Commissioner Peat; Motion: Carried**

H. Palisades Community Advisory Panel (CAP)

**Discussion ensued to continue the conversation about forming a Community Advisory Panel for Palisades.**

I. Diversity, Equity and Inclusion

**Administrator Faul provided additional resources and information that was gathered for Diversity, Equity and Inclusion training.**

**Discussion ensued.**

## **6. Adjournment**

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**County Board of Commissioners  
County Administrator Agenda Item**

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**TO: Board of Commissioners**  
**FROM: John Faul, County Administrator**  
**DATE: April 13, 2021**  
**RE: Citizen Proclamation - Lois Jewell**

**REQUEST:**

The request is to pass a Resolution recognizing Van Buren County resident, Lois Jewell

**BACKGROUND:**

**FINANCIAL IMPACT:**

**RECOMMENDATION:**

**ATTACHMENTS:** 1. Citizen Recognition - Lois Jewell

# VAN BUREN COUNTY BOARD OF COMMISSIONERS

x RESOLUTION ☐ MOTION ☐ REPORT OF ADMINISTRATIVE AFFAIRS COMMITTEE

HONORABLE BOARD OF COMMISSIONERS:

**WHEREAS**, on February 21, 2021, Lois Jewell, a resident of South Haven, turned 100 years old, and;

**WHEREAS**, Lois was born in Waukegan, Illinois. She and her family then moved to the west side of Chicago near Maxwell Street. In 1930 they moved to the Southside, and;

**WHEREAS**, as a teenager she spent summers at the family farm in Kibbie, Michigan, enjoying the beach and shopping excursions in town.

**WHEREAS**, in 1944 she moved to South Haven and raised her 3 children, George, Ronald and Sandra Ellen Stansberry, where they attended the South Haven School system, and;

**WHEREAS**, Lois worked as a domestic worker until an employment opportunity opened for her at the South Haven Hospital in the Dietary Service Department. She worked there from 1966 until 1986 when she retired.

**WHEREAS**, Lois has been actively involved with the church and her family. Her aunt was Reverend Mary Roland, who was the founder and pastor of Kibbie Community Church. Lois is currently a member of Greater Faith Community Church with Pastor Bernice Thomas.

**WHEREAS**, Lois has been a resident of Briar Hills since September 1985. Several of her hobbies are reading and listening to music.

**WHEREAS**, Lois volunteered at the Senior Citizen Services Building, the Warren Center, putting together the South Haven Tribune.

**WHEREAS**, in 2021, she enjoyed her wonderful 100<sup>th</sup> Birthday Celebration "Drive-by", arranged by her good friend, Rosemary Swaggerty.

**WHEREAS**, Lois Jewell, also known as "Mother" Jewell, is a much loved and respected member of the community and deserving of being honored.

**NOW, THEREFORE BE IT RESOLVED**, that the Van Buren County Board of Commissioners recognizes Ms. Lois Jewell as a loved and respected member of the community within Van Buren County during this wonderful time of her 100<sup>th</sup> Birthday.

Signed: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date: April 27, 2021

\_\_\_\_\_

## FOR CLERK'S USE ONLY

MOTION BY:

CARRIED ☐

SECONDED BY:

NOT CARRIED ☐



**County Board of Commissioners  
County Administrator Agenda Item**

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**TO: Board of Commissioners**  
**FROM: John Faul, County Administrator**  
**DATE: April 13, 2021**  
**RE: Board of Commissioners - Four Year Terms**

**REQUEST:**

The request is to adopt a Resolution supporting four year terms for County Commissioners.

**BACKGROUND:**

**FINANCIAL IMPACT:**

**RECOMMENDATION:**

**ATTACHMENTS:** 1. County Commissioners - Four Year Terms

# VAN BUREN COUNTY BOARD OF COMMISSIONERS

x RESOLUTION ☐ MOTION ☐ REPORT OF ADMINISTRATIVE AFFAIRS COMMITTEE

HONORABLE BOARD OF COMMISSIONERS:

**WHEREAS**, the 1963 Michigan Constitution stipulated four-year terms for county Board of Supervisors, the preceding body to today's Boards of Commissioners; and

**WHEREAS**, the Legislature voted in 1966 to abolish Boards of Supervisors and formally replace them with Boards of Commissioners after the 1968 election; and

**WHEREAS**, Public Act 261 of 1966 promulgated that the length of terms for the new county commissioners shall be concurrent with that of state representatives, as specified in Article IV, section 3 of the Michigan Constitution; and

**WHEREAS**, the scope of county government responsibilities has greatly increased in the last century – road patrols, indigent defense, mental health treatment and substance abuse prevention programming, solid waste pick-up and disposal, food and water supply safety, park operations, economic development efforts, emergency management and response; and

**WHEREAS**, Michigan is one of only five states in the United States that provides for exclusively two-year terms for county commissioners; and

**WHEREAS**, all other county and township elected officials in Michigan are elected to terms of at least four years; and

**WHEREAS**, the position of county commissioner is a highly complex oversight role that requires years to master; and

**WHEREAS**, legislation to amend state law to enact four-year terms has been filled in the form of Senate Bills 242 and 245; and

**WHEREAS**, the Michigan Association of Counties supports the legislation as introduced.

**NOW, THEREFORE BE IT RESOLVED**, that the Van Buren County Board of Commissioners supports Senate Bills 242 and 245 to enact four-year terms for county commissioners.

**THEREFORE, BE IT FURTHER RESOLVED** that a copy of this resolution shall be sent to our State Senator and Representative.

Signed: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date: April 13, 2021

\_\_\_\_\_

## FOR CLERK'S USE ONLY

MOTION BY:

CARRIED ☐

SECONDED BY:

NOT CARRIED ☐



**County Board of Commissioners  
County Administrator Agenda Item**

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**TO: Board of Commissioners**  
**FROM: John Faul, County Administrator**  
**DATE: April 13, 2021**  
**RE: Jury Board Reappointments**

**REQUEST:**

The request is to reappoint Mr. Thomas Palenick and Pastor W.C. Askew Sr to the Jury Board for another 6 year term.

**BACKGROUND:**

Due to COVID-19 last year, Mr. Palenick's term expired and a reappointment wasn't approved. The request is to reappoint him with a retro back to April 30, 2020 for a term to expire April 30, 2026.

Pastor W.C. Askew Sr's term expires April 30, 2021 and the request is to reappoint him for another six year term to expire April 30, 2027.

Both have received recommendation's from Circuit Court

**FINANCIAL IMPACT:**

**RECOMMENDATION:**

The recommendation is to approve the request to reappoint Mr. Thomas Palenick for a term to expire April 30, 2026 and Pastor W.C. Askew Sr for a term to expire April 30, 2027 to the Jury Board at the April 27, 2021 Board of Commissioners meeting.

**ATTACHMENTS:** 1. Jury Board

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**MEMORANDUM**

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**TO:** BOARD OF COMMISSIONERS

**FROM:** HEIDI R. WINKLER, JURY CLERK 

**SUBJECT:** JURY BOARD

**DATE:** 3/19/2021

**CC:** FRANK HARDESTER

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Pursuant to statute, we are writing to recommend the reappointment of Thomas (Tom) Palenick and Pastor W.C. Skew, Sr. to the jury board for a term noted as follows:

Thomas Palenick (Independent) – Retro to April 30, 2020 to April 30, 2026

Pastor W.C. Askew Sr. (Democrat) – April 30, 2021 to April 30, 2027.

We have attached their applications for your review and consideration.

Thank you.

## NOTICE TO INTERESTED AND CONCERNED CITIZENS

The Van Buren County Board of Commissioners is presently accepting applications for voluntary appointment as needed to the following Van Buren County local and regional committees: **(Place an "X" on the line next to each committee that you are interested in appointment)**

### MEMBERS MEETINGS LOCATION

☐ 911 Advisory Board 19 Quarterly Paw Paw

☐ Area Agency on Aging 9 Monthly St. Joseph ☐ Building Authority 4 As Needed Paw Paw ☐ Brownfield Redevelopment Authority 5-9 Monthly Paw Paw ☐ Community Corrections Advisory Board Paw Paw ☐ Concealed Weapons 3 Monthly Paw Paw ☐ Courthouse Restoration Committee 15 As Needed Paw Paw

☐ District Library Board 8 Monthly Decatur ☐ Economic Development Corporation 9 As Needed Paw Paw ☐ District Board of Health 7 Monthly Hartford ☐ Department of Human Services Board 3 Monthly Hartford ☐ Friend of the Court Advisory Board 9 Min. 6/yr Paw Paw

☒ Jury Board (Party Affiliation REP.) 3 As Needed Paw Paw

☐ Land Preservation Board 10 Quarterly Paw Paw ☐ Local Emergency Planning Commission 9 Monthly Paw Paw ☐ Mental Health Authority Board 6 Min. 6/yr. Paw Paw ☐ Planning Commission 9 Monthly Paw Paw

☐ Public Transit Local Advisory Council 7 As Needed Bangor ☐ Remonumentation Committee 9 As Needed Paw Paw ☐ Solid Waste Committee 14 As Needed Paw Paw ☐ Road Commission 3 2/Monthly Lawrence ☐ Southwest Michigan Planning Commission 39 8/Yearly Dowagiac ☐ Van Buren County Transit Board 5 Monthly Bangor ☐ Workforce Development Board/Michigan Works! 31 Monthly Benton Harbor

If you are interested in serving on any of the above committees, please complete the application provided here for your convenience. If you have any questions please contact the Van Buren County Administration Office at (269) 657-8253. **Return completed application to: Board of Commissioners, Attn: Board Applications, 219 E. Paw Paw St., Suite 201, Paw Paw, MI 49079.**

(Continued from Reverse Side)

## APPOINTMENT APPLICATION

NAME: Thomas J. Palenick

ADDRESS: 61200 County Road 665, Paw Paw

COUNTY RESIDENCE Van Buren Co.

1. PHONE: 269-998-8046

(H) 269-655-2111

DATE OF RE-APPLICATION: 03/16/21

EMAIL 7.62kodiak@gmail.com

### ADDITIONAL INFORMATION

PRESENT OCCUPATION: Part time employment, Paw Paw Township- Liquor Enforcement

GOVERNMENTAL SERVICES EXPERIENCE:

Police Officer for 38 years, retired as Det. Lt.

VBCO Mental Health Board - Member (New)

Paw Paw Village Planning Commission - Member

Paw Paw Township Planning Commission - Vice Chair

Paw Paw Township Board of Review - Chairman

VBCO Jury Board - Member

EDUCATIONAL BACKGROUND:

KVCC A.A.S.

WMU B.S.

BENEFICIAL EXPERIENCE:



Eagle Scout, SWAT operator 11years, Teacher - KVCC Criminal Justice Program 10years,  
Accreditation Manager CALEA 4 years.

OTHER:

Note: this application will remain on file for two (2) years. If applicant does not update at the end of two (2) years, it will be removed from the applicant consideration list.

## NOTICE TO INTERESTED AND CONCERNED CITIZENS

The Van Buren County Board of Commissioners is presently accepting applications for voluntary appointment as needed to the following Van Buren County local and regional committees: **(Place an "X" on the line next to each committee that you are interested in appointment)**

	MEMBERS	MEETINGS	LOCATION
<input type="checkbox"/> 911 Advisory Board	19	Quarterly	Paw Paw
<input type="checkbox"/> Area Agency on Aging	9	Monthly	St. Joseph
<input type="checkbox"/> Building Authority	4	As Needed	Paw Paw
<input type="checkbox"/> Brownfield Redevelopment Authority	5-9	Monthly	Paw Paw
<input type="checkbox"/> Community Corrections Advisory Board			Paw Paw
<input type="checkbox"/> Concealed Weapons	3	Monthly	Paw Paw
<input type="checkbox"/> Courthouse Restoration Committee	15	As Needed	Paw Paw
<input type="checkbox"/> District Library Board	8	Monthly	Decatur
<input type="checkbox"/> Economic Development Corporation	9	As Needed	Paw Paw
<input type="checkbox"/> District Board of Health	7	Monthly	Hartford
<input type="checkbox"/> Department of Human Services Board	3	Monthly	Hartford
<input type="checkbox"/> Friend of the Court Advisory Board	9	Min. 6/yr	Paw Paw
<input checked="" type="checkbox"/> Jury Board (Party Affiliation <u>DEMOCRAT</u> )	3	As Needed	Paw Paw
<input type="checkbox"/> Land Preservation Board	10	Quarterly	Paw Paw
<input type="checkbox"/> Local Emergency Planning Commission	9	Monthly	Paw Paw
<input type="checkbox"/> Mental Health Board	12	Monthly	Hartford
<input type="checkbox"/> Planning Commission	9	Monthly	Paw Paw
<input type="checkbox"/> Public Transit Local Advisory Council	7	As Needed	Bangor
<input type="checkbox"/> Remonumentation Committee	9	As Needed	Paw Paw
<input type="checkbox"/> Solid Waste Committee	14	As Needed	Paw Paw
<input type="checkbox"/> Road Commission	3	2/Monthly	Lawrence
<input type="checkbox"/> Southwest Michigan Planning Commission	39	8/Yearly	Dowagiac
<input type="checkbox"/> Van Buren County Transit Board	5	Monthly	Bangor
<input type="checkbox"/> Van Buren Co. (Transit) Local Advisory Council	7	As Needed	Bangor
<input type="checkbox"/> Workforce Development Board/Michigan Works!	31	Monthly	Benton Harbor

If you are interested in serving on any of the above committees, please complete the application provided here for your convenience. If you have any questions please contact the Van Buren County Administration Office at (269) 657-8253. **Return completed application to: Board of Commissioners, Attn: Board Applications, 219 E. Paw Paw St., Suite 303, Paw Paw, MI 49079.**

### APPOINTMENT APPLICATION

NAME Dr. W. C. Askew Sr.

ADDRESS 11230 Park meadows Dr. Apt A  
SOUTH HAVEN, MICHIGAN 49090

(Continued from Reverse Side)

COUNTY RESIDENCE VAN BUREN

PHONE 269-350-7905 (H) 269-944-9634 (C)

DATE OF APPLICATION \_\_\_\_\_ EMAIL THEASKews2@Frontier.com

**ADDITIONAL INFORMATION**

PRESENT OCCUPATION: VAN BUREN county ROAD commissioner,  
Agent NEW York LIFE Insurance company. Pastor  
FAITH EVANGELISTIC W.O.M.

CURRENT/PREVIOUS EXPERIENCE IN CIVIC/PRIVATE ORGANIZATIONS:  
member board of commissioner BENTON COUNTY - 20 yrs.  
BENTON Township clerk - 4 yrs.  
SOUTH HAVEN Rotary club - PRESENT President  
PRESIDENT OF FAITH Village housing corp - 16 yrs.

GOVERNMENTAL SERVICES EXPERIENCE:  
VAN BUREN county ROAD commissioner - Local Roads  
BENTON Township clerk - Township Elections etc

**EDUCATIONAL BACKGROUND:**

Doctorial degree of Theology  
Graduate of BENTON Harbor schools

**BENEFICIAL EXPERIENCE:**

my qualifications help me to interact with  
MANY different ethnic individuals AND groups.

OTHER: communication skills

Note: this application will remain on file for two (2) years. If applicant does not update at the end of two (2) years, it will be removed from the applicant consideration list.



**County Board of Commissioners  
County Administrator Agenda Item**

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**TO: Board of Commissioners**  
**FROM:**  
**DATE: April 13, 2021**  
**RE: Brownfield Plan - The Lodge**

**REQUEST:**

1. Establish public hearing date for 05-11-2021
2. Hold public hearing as required by Brownfield Redevelopment Act
3. Make necessary findings to adopt a Brownfield Plan
4. Adopt the Brownfield Plan by formal resolution

**BACKGROUND:**

The Brownfield Plan, if adopted, would allow property taxes to be captured on the INCREASED Taxable Value of the site resulting from the site remediation to be performed, with such captured taxes to be used to reimburse the developer for eligible costs, to compensate the Authority for its expenses of administration and to provide some funding for the county's Local Brownfield Revolving Fund and the state's Brownfield Redevelopment Fund.

The Plan would undertaken after approval with remediation to be completed within two years. Captured taxes could occur for up to 30 years.

**FINANCIAL IMPACT:**

**RECOMMENDATION:**

The recommendation is to set and hold a public hearing date for May 11, 2021 as required by the Brownfield Redevelopment Act to make necessary findings to adopt a Brownfield Plan for formal approval by the Board of Commissioners.

- ATTACHMENTS:**
1. BOC Agenda Request--The Lodge (002)
  2. The Lodge BF Plan



**VBC Board of Commissioners Agenda Request Form  
New Brownfield Plan for 10366 Blue Star Highway LLC (The Lodge)**

**PROPOSED FOR BOARD/COMMITTEE MEETINGS OF:**

04-13-2021      Administrative Affairs Committee—Initial consideration, forward to COW  
04-27-2021      COW—Set Public Hearing and forward to BOC  
05-11-2021      BOC—Hold Public Hearing and consider Adoption of Plan

**DEPARTMENT:** Brownfield Redevelopment Authority

**PREPARED BY:** Wayne Nelson

**SUBJECT:**        New Brownfield Plan for 10366 Blue Star Highway LLC (The Lodge)  
                     1366 Blue Star Hwy, South Haven Carter Township

**SPECIFIC ACTION REQUESTED:**

1. Establish public hearing date for 05-11-2021
2. Hold public hearing as required by Brownfield Redevelopment Act
3. Make necessary findings to adopt a Brownfield Plan
4. Adopt the Brownfield Plan by formal resolution

**DESCRIPTION OF ACTION (dollar amount, purpose):**

The Brownfield Plan, if adopted, would allow property taxes to be captured on the INCREASED Taxable Value of the site resulting from the site remediation to be performed, with such captured taxes to be used to reimburse the developer for eligible costs, to compensate the Authority for its expenses of administration and to provide some funding for the county's Local Brownfield Revolving Fund and the state's Brownfield Redevelopment Fund.

**TIME FRAME OF ACTION:**

The Plan would undertaken after approval with remediation to be completed within two years. Captured taxes could occur for up to 30 years.

**FUNDING SOURCE IF REQUIRED (Federal, State, or Local):**

None

**PERSONNEL IF REQUIRED:**

Staff assigned to the Authority, fully payable from captured taxes.

**NEW OR RENEWAL:**

This is a new Plan.

**ANY OTHER PERTINENT INFORMATION:**

None

**PROCUREMENT INFORMATION:**

None

**CONTACT PERSON WITH PHONE NUMBER:**

For the VBC Brownfield Redevelopment Authority:  
Wayne Nelson, Secretary-Treasurer—269-808-4907  
For the Developer: Erik Peterson, Envirollogic Technologies Inc—269-342-1100

√ **N/A Please check if your agenda item does not require B&G to sign off.**

**BUILDINGS AND GROUNDS REVIEW:** I have reviewed the appropriate sections of the attached documentation and my comments are as follows:

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Further comments attached? Yes/No **(Please circle one.)**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(B&G Department Head or his/her designee)

√ **N/A Please check if your agenda item does not require IS to sign off.**

**INFORMATION SYSTEMS REVIEW:** I have reviewed the appropriate sections of the attached documentation and my comments are as follows:

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Further comments attached? Yes/No **(Please circle one.)**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(IS Department Head or his/her designee)

√ **N/A Please check if your agenda item does not require HR to sign off.**

**HUMAN RESOURCES REVIEW:** I have reviewed the appropriate sections of the attached documentation and my comments are as follows:

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Further comments attached? Yes/No **(Please circle one.)**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(HR Department Head or his/her designee)

√ **N/A Please check if your agenda item does not require Finance to sign off.**

**ADMINISTRATIVE REVIEW (FINANCE DIRECTOR):** I have reviewed the appropriate sections of the attached documentation and my comments are as follows:

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Further comments attached? Yes/No **(Please circle one.)**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Finance Department Head or his/her designee)



**VAN BUREN COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY**

**BROWNFIELD PLAN DRAFT**

**FOR**

**THE LODGE REDEVELOPMENT  
10336 BLUE STAR HIGHWAY  
SOUTH HAVEN, MICHIGAN**

**Recommended for Approval by the Brownfield Redevelopment Authority on \_\_\_\_\_**

**Approved by the South Haven Charter Township on \_\_\_\_\_**

**Approved by the County Board of Commissioners on \_\_\_\_\_**

**Prepared with the assistance of:**

**Envirollogic Technologies, Inc.  
2960 Interstate Parkway  
Kalamazoo, Michigan 49048  
(269) 342-1100**

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## ATTACHMENTS

FUNCTIONAL OBSOLESCENCE DETERMINATION

NOTICE OF PUBLIC HEARING

NOTICE TO TAXING JURISDICTIONS

RESOLUTION SUPPORTING A BROWNFIELD PLAN – SOUTH HAVEN CHARTER TOWNSHIP

RESOLUTION APPROVING A BROWNFIELD PLAN – VAN BUREN COUNTY

DRAFT

**VAN BUREN COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY  
BROWNFIELD PLAN  
THE LODGE REDEVELOPMENT  
10336 BLUE STAR HIGHWAY  
SOUTH HAVEN, MICHIGAN**

**1. INTRODUCTION AND PURPOSE**

Envirologic has prepared this Brownfield Plan on behalf of the Van Buren County Brownfield Redevelopment Authority (VBCBRA) for one commercial parcel, totaling approximately 2.7 acres, located at 10336 Blue Star Highway, South Haven Charter Township, MI 49090. The property was formerly known as the Curve Inn and was historically a favorite spot for local residents over the past approximately 80 years. However, the inn has been vacant, fallen into disrepair, and underwent bank repossession in 2019. The property has been determined to be functionally obsolete by the local assessor. The new property owner, 10336 Blue Star Highway, LLC, is restoring the property into a 2,500-square-foot restaurant and bar known as The Lodge. The Lodge redevelopment will transform a bank foreclosed property into a community asset consistent with South Haven Charter Township Master Plans.

The parcel subject to this Brownfield Plan has a parcel identification number of 80-17-015-055-00 and is addressed as 10336 Blue Star Highway, South Haven, MI 49090.

The functional obsolescence determination demonstrates that the subject property meets the definition of a “brownfield” as defined by Act 381, the Brownfield Redevelopment Financing Act.

A private investment of up to \$300,000 is anticipated over the redevelopment, and 10 full-time equivalent (FTE) jobs are anticipated with more jobs being available seasonally. The project focus is on restoring an idled formerly vibrant location along the South Haven Charter Township commercial corridor. This Brownfield Plan will allow for the reimbursement of eligible activities conducted to support the redevelopment.

This Brownfield Plan identifies the eligible environmental and non-environmental activities—consisting of due diligence to support acquisition, limited building demolition (renovation), site demolition, and preparation of the Brownfield Plan—that have been completed or will be conducted by the VBCBRA or the developer and which will be reimbursed through the capture of tax increment revenues.

The purpose of this plan, to be implemented by the Authority, is to satisfy the requirements for a Brownfield Plan as specified in Act 381 of the Public Acts of the State of Michigan of 1996, as amended, MCL 125.2651 et. seq., which is known as the “Brownfield Redevelopment Financing Act.” Terms used in this document are as defined in Act 381.

## **2. ELIGIBLE PROPERTY INFORMATION**

The property subject to this Brownfield Plan consists of one commercial parcel, comprising approximately 2.7 acres. The property is addressed as 10336 Blue Star Highway, South Haven, MI 49090 and has a parcel identification number of 80-17-015-055-00. Refer to Figure 1 (Exhibits) for a Location Map and Figure 2 (Exhibits) for a Site Plan.

The property was initially developed as The Curve Inn in approximately 1948 and continued to be operated as a restaurant/bar until bank repossession in 2019. The site is developed with a 2,164-square-foot bar/restaurant, a 384-square-foot garage, an 854-square-foot house, and a 470-square-foot trailer. An exterior seating area is located between the bar/restaurant, garage, and house. The northern portion of the subject property consists of forested, undeveloped land. The remainder of the property consists of asphalt parking and areas of landscaped vegetation.

The South Haven Charter Township Assessor, Nathan Brousseau, has determined that the property meets the definition of “functionally obsolete” according to the Brownfield Redevelopment and Financing Act (ACT 381). The “functional obsolescence” designation for the property demonstrates that the subject parcel meets the definition of “eligible property” as defined by Act 381.

The property is zoned CSC Community Service Commercial Zone by South Haven Charter Township. The intended future use is consistent with permitted land uses under current zoning designations.

## **3. PROPOSED REDEVELOPMENT**

10336 Blue Star Highway, LLC is restoring the 2.7-acre functionally obsolete property into a 2,500-square-foot restaurant and bar with associated parking and amenities. Redevelopment efforts will focus on renovating the restaurant/bar and parking lot and will include upgrades to restrooms to make them ADA compliant. Upgrades to the mechanical, electrical, and plumbing are also needed to meet current building codes. A \$300,000 private investment is anticipated for

redevelopment efforts including select building and site demolition, restoring some portions of the building, and completing subsequent building additions to meet building codes and create a useable space.

The 2,500-square-foot restaurant and bar will be able to accommodate 95 occupants with indoor and outdoor amenities. The outdoor amenities include outdoor seating, space for yard games, a covered pizza oven, and bar counter. The new parking lot will include 49 parking spaces, including two handicap spaces.

The redevelopment will allow 10336 Blue Star Highway, LLC to create 10 full-time equivalent (FTE) jobs, with more created seasonally. Bringing the building up to code, restoring the functionality of the space, and creating the added amenities allows 10336 Blue Star Highway, LLC to create a space “where the locals go.” This is a benefit to the South Haven Charter Township community, increasing the tax base for the municipality and creating local restaurant and social options for the residents.

Refer to the Proposed Redevelopment Site Plans (Exhibits, Figure 3) for a visual depiction of proposed renovations.

#### **4. BROWNFIELD CONDITIONS**

The property subject to this Brownfield Plan consists of one legal parcel addressed as 10336 Blue Star Highway, South Haven, MI 49090. Environmental activities completed on behalf of 10336 Blue Star Highway, LLC to support acquisition of the site consisted of a Phase I and Phase II Environmental Site Assessment (ESA). The Phase II ESA sampling was completed in order to assess the potential for impacts to the subject property as a result of the potential migration of contamination from the adjacent off-site parcel to the north. The Phase II ESA did not result in the identification of contamination and concluded that the potential for environmental impacts to the subject property were low.

Subsequent to vacancy, the buildings on site have fallen into disrepair. In its current condition, the bar/restaurant building is not able to function as a restaurant in compliance with current building codes. Updates are needed in the restrooms to meet ADA compliance. Mechanical upgrades are needed to ensure proper ventilation for the health and enjoyment of patrons and employees. Roof repairs and partial replacement are needed for the structural integrity and safety of the restaurant building. These conditions supported the designation of the property as

“functionally obsolete,” as assigned by the South Haven Charter Township Assessor. "Functionally obsolete" means that the property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.

The functional obsolescence determination demonstrates that the parcel meets the definition of “eligible property” and classifies the property as a “brownfield” under Act 381.

## **5. BROWNFIELD PLAN ELEMENTS (as specified in Section 13 of Act 381)**

### **A. Description of Costs to be Paid for with Tax Increment Revenues**

This Brownfield Plan has been developed to reimburse existing and anticipated costs to be incurred by the VCBRA and 10336 Blue Star Highway, LLC (the developer). Tax increment revenues will be captured for reimbursement from local taxes. School tax capture will only be collected for statutorily approved activities. Statutorily approved activities are eligible for reimbursement with both local and school tax increment revenues (Pre-Approved Activities). Specific costs to be paid for with tax increment revenues are detailed in Table 1 and described below.

Eligible costs for reimbursement include environmental Pre-Approved Activities conducted to support acquisition and redevelopment of the site. Pre-Approved Activities consist of a Phase I ESA and a Phase II ESA. The Phase I ESA was conducted at a cost of \$3,000. The Phase II ESA was conducted at a cost of \$9,050. Expenses for the Phase I ESA and Phase II ESA were incurred by the VCBRA, on behalf of the developer, with the use of the County’s EPA Assessment Grant (Cooperative Agreement BF-00E02005-0).

The project includes “non-environmental costs” that are eligible for reimbursement through the Brownfield Plan. The “non-environmental” cost included in this Brownfield Plan is for selective building demolition (i.e., renovation) to be incurred by the developer, 10336 Blue Star Highway, LLC, and will be reimbursed with local sources. The building demolition will consist of the removal of materials/building systems necessary to support renovation of the structure, including restroom, plumbing, mechanical, electrical, and

roofing upgrades. Building demolition costs estimated at \$20,300 are included as an eligible cost for reimbursement.

Site demolition costs will also be incurred by the developer. Site demolition costs include removal of the existing parking lot and removal of abandoned utilities. Site demolition costs also include soft costs, the portion of supporting project costs (survey, engineering, legal) that were determined to be attributable to the brownfield eligible activities. Site demolition category costs are anticipated at \$10,300.

Contingency of 15% of activities to be conducted are also included as eligible costs.

The developer has also incurred \$1,000 toward the preparation of the Brownfield Plan. Eligible developer costs will be reimbursed only through local tax increment revenues.

The development of the Brownfield Plan is an eligible activity. The Authority is incurring the bulk of the Plan preparation costs, and those costs are estimated at \$4,000. Brownfield Plan Implementation, inclusive of administrative and operating expenses of the VCBRA, is also included as an eligible expense. Projections of anticipated implementation expenses are portrayed on Table 5. These are estimates, and actual reimbursements will be made on actual expenses. All costs incurred by the VCBRA are statutorily approved for the use of both state and local revenues for reimbursement.

The total potential brownfield eligible activity costs—including contingencies, preparation and implementation of the Brownfield Plan, which includes administrative and operating expense of the Authority—are estimated at \$64,470. Additional tax increment revenues will be captured and disbursed to the State Brownfield Redevelopment Fund and the Local Brownfield Revolving Fund (LBRF).

## **B. Summary of Eligible Activities**

Eligible environmental activities include the completion of a Phase I ESA and Phase II ESA.

Non-environmental activities include building demolition and site demolition costs to bring the building(s) up to code and support redevelopment. Contingency costs on the building and site demolition are also included as eligible costs in this Brownfield Plan.

Development of the Brownfield Plan and administrative and operating expenses of the Authority, inclusive of Brownfield Plan implementation, are also eligible activities.

### **C. Estimate of Captured Taxable Value and Tax Increment Revenues**

Up to \$300,000 in private investment by 10336 Blue Star Highway, LLC is anticipated to support redevelopment. Initial taxable value is the value of the parcel (80-17-015-055-00) at time of preparation of this Brownfield Plan (i.e., \$104,064 current taxable value). For the purposes of this Brownfield Plan, a tax increment of approximately \$71,000 is anticipated, based on construction costs and similar properties in the area.

The start of tax increment capture is anticipated to begin in 2022. For the purposes of this Brownfield Plan, a projected 2.1% annual increase in the taxable value of the property is anticipated. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Tables 2, 3, and 4).

A summary of the estimated reimbursement schedule and the amount of capture into the Local Brownfield Revolving Fund (LBRF) by year and in aggregate are presented as Table 5. The Authority's costs will be reimbursed first, immediately and every year, followed by reimbursement to the developer for eligible expenses. According to statute, the Authority may capture up to five full years of the tax increment and deposit the revenues into an LBRF. It is the intention of the Authority to capture the full five years of increment for deposit into the LBRF even if the developer has not been fully reimbursed. However, as detailed in Table 5, full reimbursement of eligible activities is anticipated.

The attached tables estimate an annual 2.1% increase in taxable value over the life of the Brownfield Plan. The actual tax increment revenue will be determined based upon the specific taxable value assigned to the parcel annually.

### **D. Method of Financing and Description of Advances by the Municipality**

Costs incurred, or to be incurred, by the developer include building and site demolition costs, inclusive of 15% contingency, and a portion of the Brownfield Plan preparation costs. 10336 Blue Star Highway, LLC is privately financing developer eligible activities.

No advances by the municipality have been made or are anticipated.

Costs incurred, or to be incurred, by the Authority on behalf of the property owner are through the use of the County's EPA grant funds and tax increment revenue (TIR). These costs include the Phase I ESA, Phase II ESA, preparation of the Brownfield Plan, and administrative and operating expenses of the authority, inclusive of Brownfield Plan implementation expenses.

Eligible costs will be reimbursed through tax increment financing. Eligible activities do not include interest expense (financing costs). The expenses incurred prior to the Brownfield Plan are the Authority's costs related to the Phase I ESA, Phase II ESA, and development of the Plan. The developer has incurred a portion of demolition costs prior to completion and adoption of the Brownfield Plan, and these costs are eligible for reimbursement with local tax increment sources only. The environmental assessment costs, as well as the Authority's costs for preparation of the Brownfield Plan and Brownfield Plan implementation are statutorily approved for reimbursement with both local and state tax increment revenues.

#### **E. Maximum Amount of Note or Bonded Indebtedness**

At this time, there are no plans by the Authority to incur indebtedness to support development of this site, but such plans could be made in the future to assist in the development if the Authority so chooses.

#### **F. Duration of Brownfield Plan**

The Authority intends to begin capture of tax increment in 2022. This Plan will then remain in place until the eligible activities have been fully reimbursed or 25 years, whichever occurs sooner. Then up to five full years of capture for deposit into the LBRF will occur. It is the intention of the Authority to capture the full five years of increment for deposit into the LBRF.

#### **G. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions**

The estimated amount of tax increment revenues to be captured for this redevelopment from each taxing jurisdiction by year and in aggregate is presented as Table 4.



#### **H. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property**

The property subject to this Brownfield Plan is one commercial parcel totaling approximately 2.7 acres with a tax identification number of 80-17-015-055-00 and located within the South Haven Charter Township, Van Buren County, Michigan. A map showing the eligible property is provided in the attached Exhibits.

The legal description, obtained from the BS&A Software, is as follows:

*223-A 15-1-17 825-965 1391-951 1482-266 1681-400 1696-445 \*\*\*BEG AT CEN OF SEC, TH WLY ON  $\frac{1}{4}$  L 257', TH S 649.6' TO CEN OF BLUE STAR HWY, TH NELY IN SAME TO N & S  $\frac{1}{4}$  L, TH NLY ON  $\frac{1}{4}$  L TO BEG.*

The parcel meets the definition of a “brownfield” as defined by Public Act 381, the Brownfield Redevelopment Financing Act of 1996, as amended, based upon its “functionally obsolete” designation.

This Brownfield Plan does intend to capture tax increment revenues associated with personal property tax, if available.

#### **I. Estimates of Residents and Displacement of Families**

The site is commercial property with the former residence vacated at the time of bank foreclosure. Therefore, there will be no displacement of families.

#### **J. Plan for Relocation of Displaced Persons**

Not applicable.

#### **K. Provisions for Relocation Costs**

Not applicable.

#### **L. Strategy for Compliance with Michigan’s Relocation Assistance Law**

Not applicable.

**M. Other Material that the Authority or Governing Body Considers Pertinent**

Not applicable.

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## EXHIBITS

FIGURE 1: *Location Map*

FIGURE 2: *Site Plan*

FIGURE 3: *Proposed Redevelopment Site Plans*

## SCHEDULES/TABLES

TABLE 1: *Summary of Eligible Costs*

TABLE 2: *Estimate of Total Captured Incremental Taxes*

TABLE 3: *Estimate of Annual Effect on Taxing Jurisdictions*

TABLE 4: *Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction*

TABLE 5: *Estimated Reimbursement Schedule*

## ATTACHMENTS

FUNCTIONAL OBSOLESCENCE DETERMINATION

NOTICE OF PUBLIC HEARING

NOTICE TO TAXING JURISDICTIONS

RESOLUTION SUPPORTING A BROWNFIELD PLAN – SOUTH HAVEN CHARTER TOWNSHIP

RESOLUTION APPROVING A BROWNFIELD PLAN – VAN BUREN COUNTY

## EXHIBITS

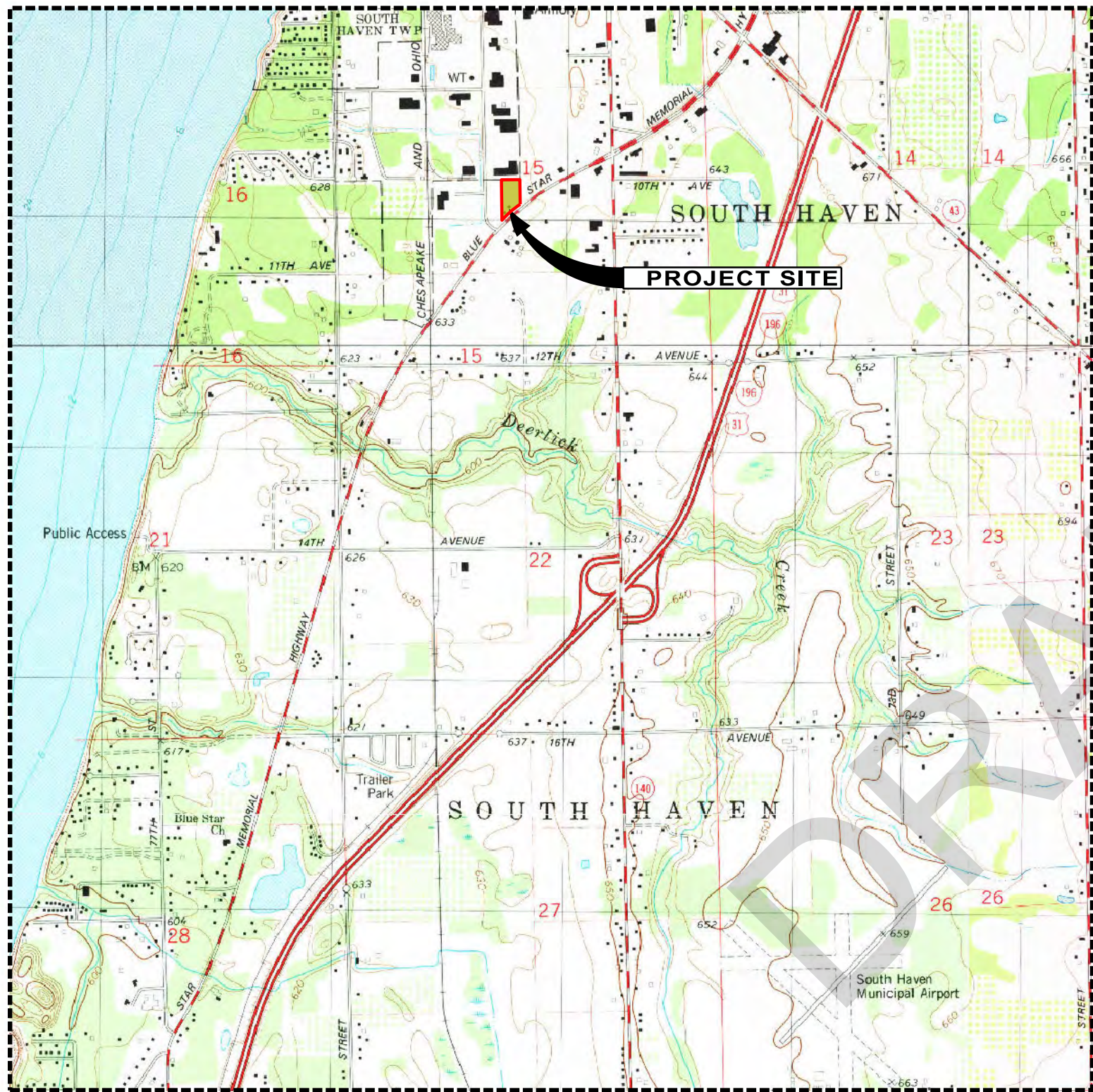
**Figure 1: Location Map**

**Figure 2: Site Plan**

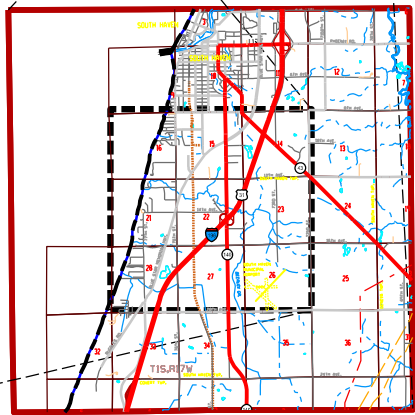
**Figure 3: Proposed Redevelopment Site Plans**

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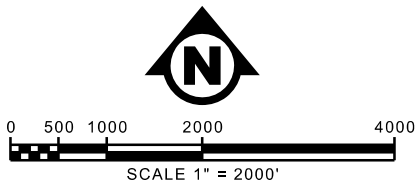




SOURCE: SOUTH HAVEN, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS  
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH®, INC. 606-433-8500



T 1 S. R. 17 W.  
 SOUTH HAVEN TOWNSHIP  
 SOUTH HAVEN, MICHIGAN

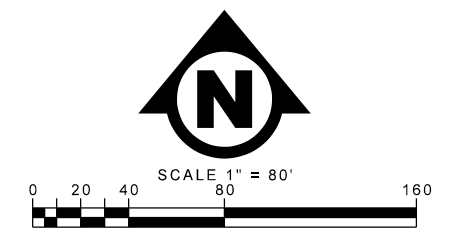


**envirollogic**  
 environmental consulting + services  
 2960 INTERSTATE PARKWAY  
 KALAMAZOO, MICHIGAN 49048  
 PH: (269) 342-1100 FAX: (269) 342-4945

**THE LODGE  
 REDEVELOPMENT**  
 10336 BLUE STAR HIGHWAY  
 SOUTH HAVEN, MI 49090  
**LOCATION MAP**

PROJECT NO.  
 190259  
 FIGURE No.  
**1**





NOTE:  
THIS IS NOT A PROPERTY BOUNDARY SURVEY, PROPERTY BOUNDARIES SHOWN ON THIS MAP  
ARE BASED ON AVAILABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND  
SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.

## THE LODGE REDEVELOPMENT

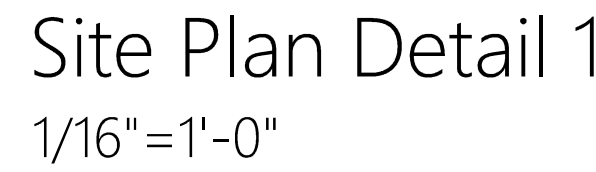
10336 BLUE STAR HIGHWAY  
SOUTH HAVEN, MI 49090

### SITE PLAN

  
**envirollogic**  
environmental consulting + services  
2960 INTERSTATE PARKWAY  
KALAMAZOO, MICHIGAN 49048  
PH: (269) 342-1100 FAX: (269) 342-4945

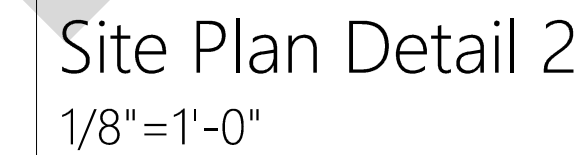
PROJECT NO.  
190259  
FIGURE No.  
**2**



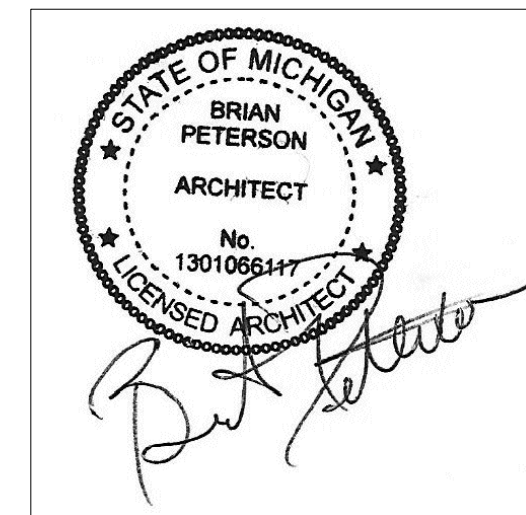


Drainage of the expanded lot will flow to the west as it does currently

Blue Star Highway



Back: 50'



Please see restroom information below

Please see sheet 4 for foundation plan

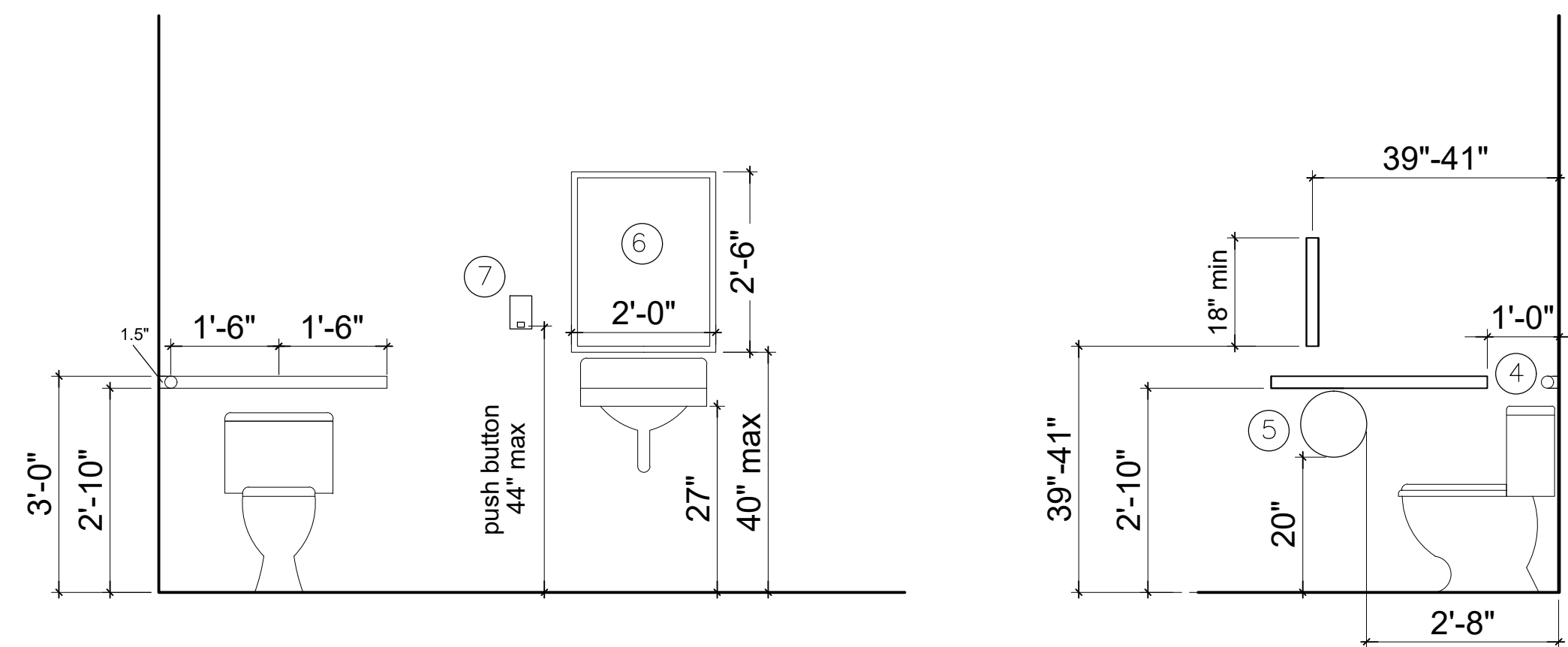
**Kitchen Equip. Sizes:**

mop sink	24"x24"
3-comp. sink	72"x24"
dishwasher	30" deep, 26" wide
center prep table	30"x72"
freezer	30"x55"
refrigerator	30"x54"
line prep tables	31"x71" (back to back)

**ramp:**  
1 inch of rise per foot of run.  
Ramp shown is approx. 10 ft. long (field adjust), 5'-0" wide with a 5' x 9'-6" landing.  
Min. width 36", min. landing 5'x5'.

to the edge of existing bldg. approx. 2 ft. 10" field verify

Please see sheet 4  
for foundation plan



# Floorplan

Both Doors:

pull side: 60" depth  
24" beyond door (if closer and latch)

push side: 48" depth  
12" beyond door (if closer & latch)

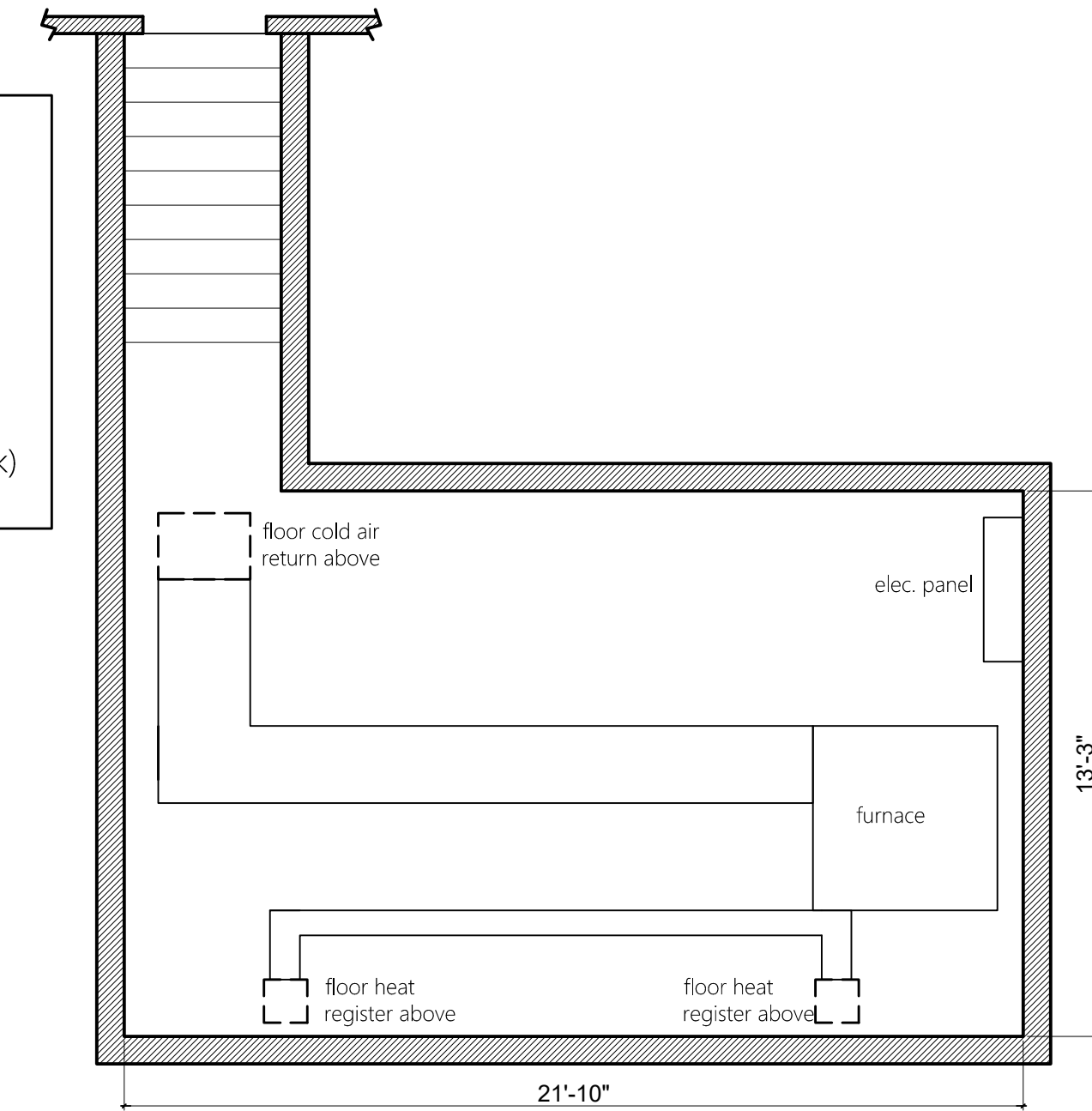
both doors shall have a closer and latch

Occupancy Note:  
Total of 95 occupants  
90 customers and 5 employees

Kitchen Equip. Sizes:	
mop sink	24"x24"
3-comp. sink	72"x24"
dishwasher	30" deep, 26" wide
center prep table	30"x72"
freezer	30"x55"
refrigerator	30"x54"
line prep tables	31"x71" (back to back)

ramp:  
1 inch of rise per  
foot of run.  
Ramp shown is approx.  
10 ft. long (field adjust),  
5'-0" wide with a  
5' x 9'-6" landing.

Min. width 36", min.  
landing 5'x5'.



## Existing Basement

DOOR SCHEDULE										
		door			frame			remarks		
		mat.	finish	color	mat.	finish	color			
(A)	exterior entry/egress	ALU	ADON	*	ALU	ADON	*	EACH: 3 HINGES 1 PANIC BAR INT. 1 PULL HANDLE EXT. 1 CLOSER 1 KEYS LOCK 1 WEATHER STRIP ADA THRESHOLD 32" CLEAR OPENING		
(2) 36" DOORS										
(B)	bathroom	COM	*	*	COM	*	*	SOLID COMPOSITE 3 HINGES LEVER HANDLE 1 CLOSER 1 LATCH 1 DOOR STOP LOCKSET ADA THRESHOLD 32" CLEAR OPENING		
36" SWING DOOR										
(C)	Int. Kitchen	ALU		*	ALU		*	36" SWING DOOR VIEWING WINDOW		
Chase double swing										
(D)	Int. Doors	COM	*	*	COM	*	*	3 HINGES LEVER HANDLE 1 DOOR STOP STANDARD LOCKSET 20 MIN. FIRE RATED 32" CLEAR OPENING		
(E)	exterior doors							OUTSWING DOORS WITH PUSH PLATE INT. & EXT. HANDLE  LATCH		
(F)	exterior existing							EXISTING BASEMENT DOOR STANDARD HARDWARE & LOCK		

ALL DOOR HARDWARE TO  
COMPLY WITH ADA 404.2.7

10336 Blue Star Highway  
South Haven, Michigan

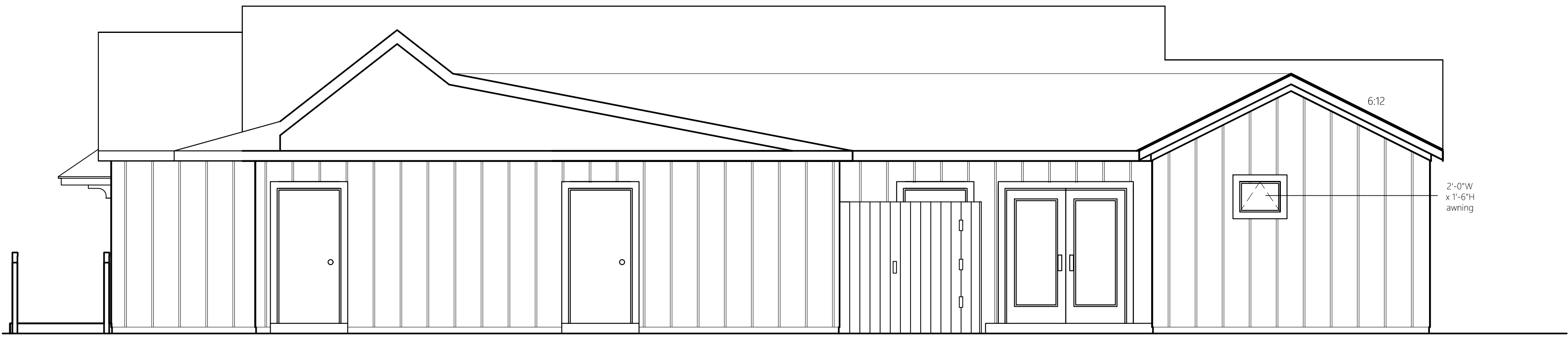
DESIGN:  
BRIAN PETERSON  
269.767.1811

3B

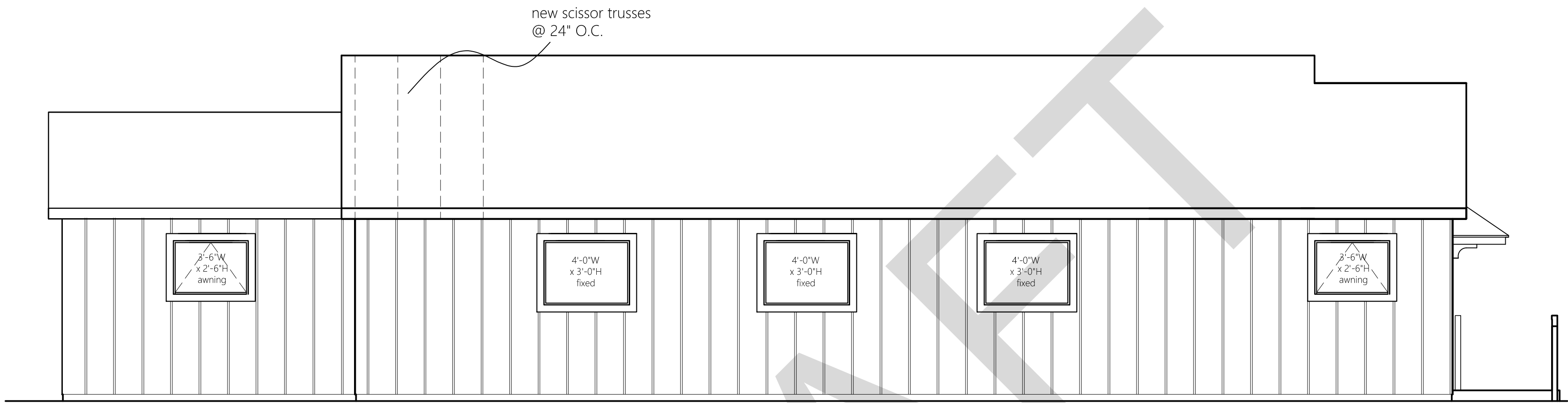
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9.30.2020  
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1/4"=1'-0"



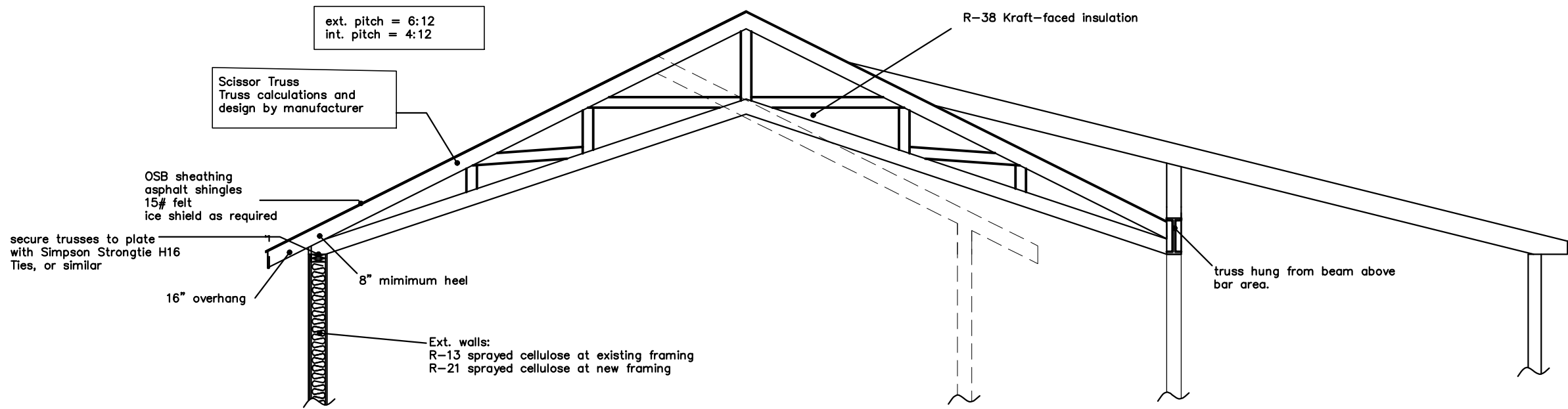
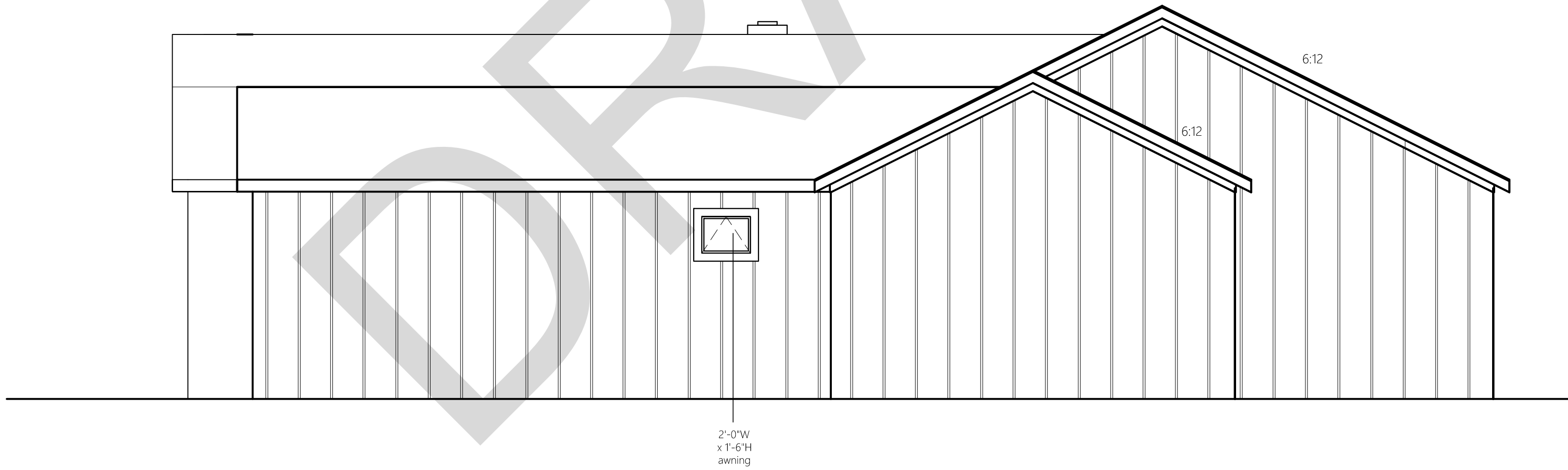
Southeast



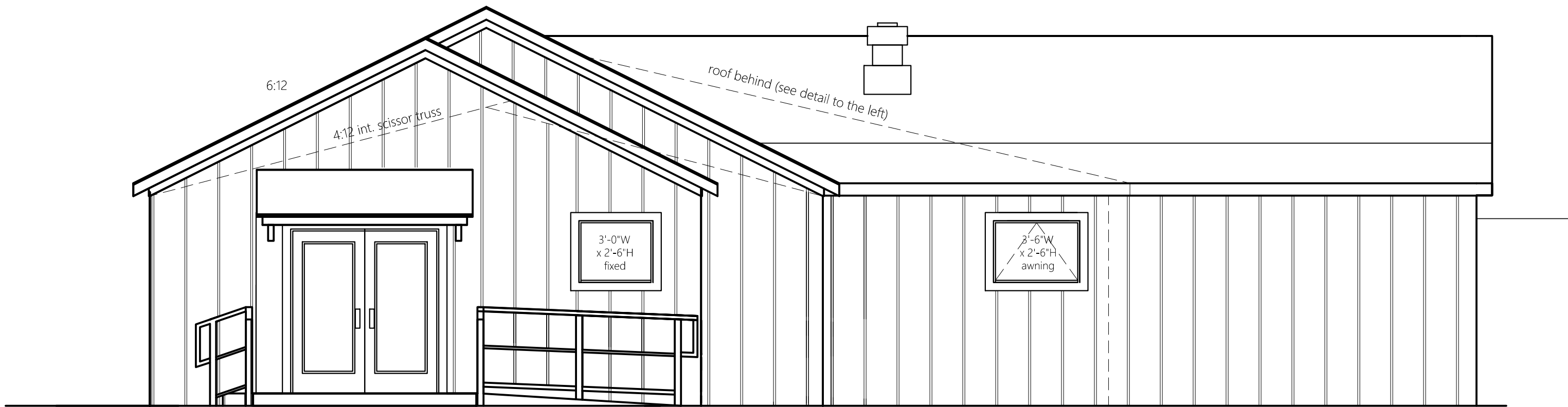
Southwest



Northwest



Partial Section A-A



Northeast

General Notes

10336 Blue Star Highway  
South Haven, Michigan

Drawn

7.21.2020

6.18.2020

Date

windows review

ramp/landfill review

Review/ Issue

2

1

No.

DESIGN:  
BRIAN PETERSON  
269.767.1811

Sheet  
3C

9.30.2020

1/4"=1'-0"

## **SCHEDULES/TABLES**

**Table 1: Summary of Eligible Costs**

**Table 2: Estimate of Total Captured Incremental Taxes**

**Table 3: Estimate of Annual Effect on Taxing Jurisdictions**

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**Table 5: Estimated Reimbursement Schedule**

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Table 1

## Summary of Eligible Activities

The Lodge Redevelopment  
10336 Blue Star Highway  
South Haven, MI

Eligible Activities		Estimated Cost
<u>Pre-Approved Activities</u>	State and Local	
Phase I ESA		\$ 3,000.00
Phase II ESA		\$ 9,050.00
<u>Building Demolition</u>	Local Only	\$ 20,300.00
<u>Site Demolition</u>	Local Only	\$ 10,300.00
<b>TOTAL COSTS OF ELIGIBLE ACTIVITIES</b>		<b>\$ 42,650.00</b>
Financing Costs (0%)		\$ -
Contingencies (15% of costs to be incurred)	Local Only	\$ 4,590.00
Brownfield Plan Prep.*	State and Local	\$ 5,000.00
Administrative & Operating Expense of the Authority:		
Brownfield Plan Implementation (State and Local)		\$ 12,230.00
<b>TOTAL REIMBURSEMENTS</b>		<b>\$ 64,470.00</b>
Captured and Disbursed to State Redevelopment Fund (State Only)		\$ 3,696
Additional Capture for LBRF	State and Local	\$ 29,344.43
<b>Total</b>		<b>\$ 97,510.72</b>

\*\$4,000 Authority portion of Plan prep, \$1,000 developer portion of Plan prep

Table 2

## Estimate of Total Captured Incremental Taxes

The Lodge Redevelopment  
10336 Blue Star Highway  
South Haven, MI

Year	Annual Total Millage †	Initial Taxable Value	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value**	Estimated Future Tax Revenues	Incremental Tax Revenues	Available for Authority Disbursements	
2022	47.4947	\$ 104,064.00	\$ 4,942.49	\$ 175,000.00	\$ 8,311.57	\$ 3,369.08	\$ 3,156.28	Year 1
2023	47.4947	\$ 104,064.00	\$ 4,942.49	\$ 178,675.00	\$ 8,486.12	\$ 3,543.63	\$ 3,330.82	Year 2
2024	47.4947	\$ 104,064.00	\$ 4,942.49	\$ 182,427.18	\$ 8,664.32	\$ 3,721.84	\$ 3,509.03	Year 3
2025	47.4947	\$ 104,064.00	\$ 4,942.49	\$ 186,258.15	\$ 8,846.27	\$ 3,903.79	\$ 3,690.98	Year 4
2026	47.4947	\$ 104,064.00	\$ 4,942.49	\$ 190,169.57	\$ 9,032.05	\$ 4,089.56	\$ 3,876.75	Year 5
2027	47.4947	\$ 104,064.00	\$ 4,942.49	\$ 194,163.13	\$ 9,221.72	\$ 4,279.23	\$ 4,066.42	Year 6
2028	47.4947	\$ 104,064.00	\$ 4,942.49	\$ 198,240.55	\$ 9,415.38	\$ 4,472.89	\$ 4,260.08	Year 7
2029	47.4947	\$ 104,064.00	\$ 4,942.49	\$ 202,403.60	\$ 9,613.10	\$ 4,670.61	\$ 4,457.80	Year 8
2030	47.4947	\$ 104,064.00	\$ 4,942.49	\$ 206,654.08	\$ 9,814.97	\$ 4,872.49	\$ 4,659.68	Year 9
2031	47.4947	\$ 104,064.00	\$ 4,942.49	\$ 210,993.82	\$ 10,021.09	\$ 5,078.60	\$ 4,865.79	Year 10
2032	47.4947	\$ 104,064.00	\$ 4,942.49	\$ 215,424.69	\$ 10,231.53	\$ 5,289.04	\$ 5,076.23	Year 11
2033	47.4947	\$ 104,064.00	\$ 4,942.49	\$ 219,948.60	\$ 10,446.39	\$ 5,503.90	\$ 5,291.10	Year 12
2034	47.4947	\$ 104,064.00	\$ 4,942.49	\$ 224,567.53	\$ 10,665.77	\$ 5,723.28	\$ 5,510.47	Year 13
2035	23.4947	\$ 104,064.00	\$ 2,444.95	\$ 229,283.44	\$ 5,386.95	\$ 2,941.99	\$ 2,729.19	Year 14
2036	23.4947	\$ 104,064.00	\$ 2,444.95	\$ 234,098.40	\$ 5,500.07	\$ 3,055.12	\$ 3,055.12	Year 15
2037	23.4947	\$ 104,064.00	\$ 2,444.95	\$ 239,014.46	\$ 5,615.57	\$ 3,170.62	\$ 3,170.62	Year 16
2038	23.4947	\$ 104,064.00	\$ 2,444.95	\$ 244,033.77	\$ 5,733.50	\$ 3,288.55	\$ 3,288.55	Year 17
2039	23.4947	\$ 104,064.00	\$ 2,444.95	\$ 249,158.48	\$ 5,853.90	\$ 3,408.95	\$ 3,408.95	Year 18
2040	23.4947	\$ 104,064.00	\$ 2,444.95	\$ 254,390.80	\$ 5,976.84	\$ 3,531.88	\$ 3,531.88	Year 19
2041	23.4947	\$ 104,064.00	\$ 2,444.95	\$ 259,733.01	\$ 6,102.35	\$ 3,657.40	\$ 3,657.40	Year 20
2042	23.4947	\$ 104,064.00	\$ 2,444.95	\$ 265,187.40	\$ 6,230.50	\$ 3,785.55	\$ 3,785.55	Year 21
2043	23.4947	\$ 104,064.00	\$ 2,444.95	\$ 270,756.34	\$ 6,361.34	\$ 3,916.39	\$ 3,916.39	Year 22
2044	23.4947	\$ 104,064.00	\$ 2,444.95	\$ 276,442.22	\$ 6,494.93	\$ 4,049.97	\$ 4,049.97	Year 23
2045	23.4947	\$ 104,064.00	\$ 2,444.95	\$ 282,247.51	\$ 6,631.32	\$ 4,186.37	\$ 4,186.37	Year 24
<b>TOTAL</b>						<b>\$ 97,510.72</b>	<b>\$ 94,531.40</b>	

† - Does not include debt millages

\* - Total includes five year future capture to Local Brownfield Revolving Fund

"Availability for Authority Disbursement" column has removed the portion going to the State Brownfield Fund

\*\* - Future taxable value includes an anticipated 2.1% increase annually

Table 3

Estimate of Annual Effect on Taxing Jurisdictions

The Lodge Redevelopment  
10336 Blue Star Highway  
South Haven, MI

SUMMER TAXES <sup>1</sup>						
Taxing Jurisdiction		State Ed Tax	South Haven School Operating <sup>4</sup>	Van Buren County Allocated	Lake Michigan College	Total
Millage		6	18	4.4566	2.2654	30.722
Initial Taxable Value	\$ 104,064	\$ 624.38	\$ 1,873.15	\$ 463.77	\$ 235.75	\$ 3,197.05
Future Taxable Value*	\$ 175,000	\$ 1,050.00	\$ 3,150.00	\$ 779.91	\$ 396.45	\$ 5,376.35
Captured Taxable Value*	\$ 70,936	\$ 425.62	\$ 1,276.85	\$ 316.13	\$ 160.70	\$ 2,179.30

WINTER TAXES <sup>2</sup>																			
Taxing Jurisdiction		South Haven Township Operating	South Haven Police	South Haven Roads	South Haven Library	South Haven Fire	South Haven Recreation	Senior Services	New Senior Services	Van Buren County Roads	Van Buren County Ambulance	Van Buren County Public Safety	Van Buren County Transit	Conservation District	Veterans Relief	Van Buren ISD Operating	Van Buren ISD Special Ed.	Van Buren ISD Vocational Ed.	Total
Millage		0.5473	0.7324	1.4415	0.834	2.73	0.25	0.2484	0.2484	0.9769	0.937	0.5332	0.2471	0.0996	0.1	0.1407	4.2177	2.4885	16.7727
Initial Taxable Value	\$ 104,064	\$ 56.95	\$ 76.22	\$ 150.01	\$ 86.79	\$ 284.09	\$ 26.02	\$ 25.85	\$ 25.85	\$ 101.66	\$ 97.51	\$ 55.49	\$ 25.71	\$ 10.36	\$ 10.41	\$ 14.64	\$ 438.91	\$ 258.96	\$ 1,745.43
Future Taxable Value*	\$ 175,000	\$ 95.78	\$ 128.17	\$ 252.26	\$ 145.95	\$ 477.75	\$ 43.75	\$ 43.47	\$ 43.47	\$ 170.96	\$ 163.98	\$ 93.31	\$ 43.24	\$ 17.43	\$ 17.50	\$ 24.62	\$ 738.10	\$ 435.49	\$ 2,935.22
Captured Taxable Value*	\$ 70,936	\$ 38.82	\$ 51.95	\$ 102.25	\$ 59.16	\$ 193.66	\$ 17.73	\$ 17.62	\$ 17.62	\$ 69.30	\$ 66.47	\$ 37.82	\$ 17.53	\$ 7.07	\$ 7.09	\$ 9.98	\$ 299.19	\$ 176.52	\$ 1,189.79

1. Based on millages from 2020 taxes
2. Based on millages from 2020 taxes
3. Debt millages and special assessments not capturable (e.g. South Haven school debt)
4. FTV based on construction costs
5. State capture only anticipated for statutorily approved expenses

State to Local Ratio: 50.53%/49.47%

\*FTV is anticipated to increase 2.1% per year. Therefore, captured taxable value estimated at \$70,936 in year 1 up to \$178,183.51 in year 24.

Year 1 Estimates	
Total Millage	47.4947
Total Annual Future Tax Liability	\$ 8,311.57
Total Capturable Local Millages	23.4947
Total Annual Capturable Local Tax Increment	\$ 1,666.62
Total Capturable State Millages <sup>4</sup>	24.0000
Total Annual Capturable State Tax Increment <sup>4</sup>	\$ 1,702.46
Total State and Local Tax Increment Revenue/Yr	\$ 3,369.08
Total Capturable State and Local Millages	47.4947

Year 24 Estimates	
Total Millage	47.4947
Total Annual Future Tax Liability	\$ 13,405.26
Total Capturable Local Millages	23.4947
Total Annual Capturable Local Tax Increment	\$ 4,186.37
Total Capturable State Millages <sup>4</sup>	\$ -
Total Annual Capturable State Tax Increment <sup>4</sup>	\$ -
Total State and Local Tax Increment Revenue/Yr	\$ 4,186.37
Total Capturable State and Local Millages	23.4947

Table 4

Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction

The Lodge Redevelopment  
10336 Blue Star Highway  
South Haven, MI

Year	Available Captured Taxable Value*	State Ed Tax	School Oper.	Van Buren County Allocated	Lake Michigan College	South Haven Township Operating	South Haven Police	South Haven Roads	South Haven Library	South Haven Fire	South Haven Recreation	Senior Services	New Senior Services	Van Buren County Roads	Van Buren County Ambulance	Van Buren County Public Safety	Van Buren County Transit	Conservation District	Veterans Relief	Van Buren ISD Operating	Van Buren ISD Special Ed.	Van Buren ISD Vocational Ed.	
		6	18	4,4566	2,2654	0.5473	0.7324	1.4415	0.834	2.73	0.25	0.2484	0.2484	0.9769	0.937	0.5332	0.2471	0.0996	0.1	0.1407	4.2177	2.4885	Total
2022	\$ 70,936.00	\$ 425.62	\$ 1,276.85	\$ 316.13	\$ 160.70	\$ 38.82	\$ 51.95	\$ 102.25	\$ 59.16	\$ 193.66	\$ 17.73	\$ 17.62	\$ 17.62	\$ 69.30	\$ 66.47	\$ 37.82	\$ 17.53	\$ 7.07	\$ 7.09	\$ 9.98	\$ 299.19	\$ 176.52	\$ 3,369.08
2023	\$ 74,611.00	\$ 447.67	\$ 1,343.00	\$ 332.51	\$ 169.02	\$ 40.83	\$ 54.65	\$ 107.55	\$ 62.23	\$ 203.69	\$ 18.65	\$ 18.53	\$ 18.53	\$ 72.89	\$ 69.91	\$ 39.78	\$ 18.44	\$ 7.43	\$ 7.46	\$ 10.50	\$ 314.69	\$ 185.67	\$ 3,543.63
2024	\$ 78,363.18	\$ 470.18	\$ 1,410.54	\$ 349.23	\$ 177.52	\$ 42.89	\$ 57.39	\$ 112.96	\$ 65.35	\$ 213.93	\$ 19.59	\$ 19.47	\$ 19.47	\$ 76.55	\$ 73.43	\$ 41.78	\$ 19.36	\$ 7.80	\$ 7.84	\$ 11.03	\$ 330.51	\$ 195.01	\$ 3,721.84
2025	\$ 82,194.15	\$ 493.16	\$ 1,479.49	\$ 366.31	\$ 186.20	\$ 44.98	\$ 60.20	\$ 118.48	\$ 68.55	\$ 224.39	\$ 20.55	\$ 20.42	\$ 20.42	\$ 80.30	\$ 77.02	\$ 43.83	\$ 20.31	\$ 8.19	\$ 8.22	\$ 11.56	\$ 346.67	\$ 204.54	\$ 3,903.79
2026	\$ 86,105.57	\$ 516.63	\$ 1,549.90	\$ 383.74	\$ 195.06	\$ 47.13	\$ 63.06	\$ 124.12	\$ 71.81	\$ 235.07	\$ 21.53	\$ 21.39	\$ 21.39	\$ 84.12	\$ 80.68	\$ 45.91	\$ 21.28	\$ 8.58	\$ 8.61	\$ 12.12	\$ 363.17	\$ 214.27	\$ 4,089.56
2027	\$ 90,099.13	\$ 540.59	\$ 1,621.78	\$ 401.54	\$ 204.11	\$ 49.31	\$ 65.99	\$ 129.88	\$ 75.14	\$ 245.97	\$ 22.52	\$ 22.38	\$ 22.38	\$ 88.02	\$ 84.42	\$ 48.04	\$ 22.26	\$ 8.97	\$ 9.01	\$ 12.68	\$ 380.01	\$ 224.21	\$ 4,279.23
2028	\$ 94,176.55	\$ 565.06	\$ 1,695.18	\$ 419.71	\$ 213.35	\$ 51.54	\$ 68.97	\$ 135.76	\$ 78.54	\$ 257.10	\$ 23.54	\$ 23.39	\$ 23.39	\$ 92.00	\$ 88.24	\$ 50.21	\$ 23.27	\$ 9.38	\$ 9.42	\$ 13.25	\$ 397.21	\$ 234.36	\$ 4,472.89
2029	\$ 98,339.60	\$ 590.04	\$ 1,770.11	\$ 438.26	\$ 222.78	\$ 53.82	\$ 72.02	\$ 141.76	\$ 82.02	\$ 268.47	\$ 24.58	\$ 24.43	\$ 24.43	\$ 96.07	\$ 92.14	\$ 52.43	\$ 24.30	\$ 9.79	\$ 9.83	\$ 13.84	\$ 414.77	\$ 244.72	\$ 4,670.61
2030	\$ 102,590.08	\$ 615.54	\$ 1,846.62	\$ 457.20	\$ 232.41	\$ 56.15	\$ 75.14	\$ 147.88	\$ 85.56	\$ 280.07	\$ 25.65	\$ 25.48	\$ 25.48	\$ 100.22	\$ 96.13	\$ 54.70	\$ 25.35	\$ 10.22	\$ 10.26	\$ 14.43	\$ 432.69	\$ 255.30	\$ 4,872.49
2031	\$ 106,929.82	\$ 641.58	\$ 1,924.74	\$ 476.54	\$ 242.24	\$ 58.52	\$ 78.32	\$ 154.14	\$ 89.18	\$ 291.92	\$ 26.73	\$ 26.56	\$ 26.56	\$ 104.46	\$ 100.19	\$ 57.01	\$ 26.42	\$ 10.65	\$ 10.69	\$ 15.05	\$ 451.00	\$ 266.09	\$ 5,078.60
2032	\$ 111,360.69	\$ 668.16	\$ 2,004.49	\$ 496.29	\$ 252.28	\$ 60.95	\$ 81.56	\$ 160.53	\$ 92.87	\$ 304.01	\$ 27.84	\$ 27.66	\$ 27.66	\$ 108.79	\$ 104.34	\$ 59.38	\$ 27.52	\$ 11.09	\$ 11.14	\$ 15.67	\$ 469.69	\$ 277.12	\$ 5,289.04
2033	\$ 115,884.60	\$ 695.31	\$ 2,085.92	\$ 516.45	\$ 262.52	\$ 63.42	\$ 84.87	\$ 167.05	\$ 96.65	\$ 316.36	\$ 28.97	\$ 28.79	\$ 28.79	\$ 113.21	\$ 108.58	\$ 61.79	\$ 28.64	\$ 11.54	\$ 11.59	\$ 16.30	\$ 488.77	\$ 288.38	\$ 5,503.90
2034	\$ 120,503.53	\$ 723.02	\$ 2,169.06	\$ 537.04	\$ 272.99	\$ 65.95	\$ 88.26	\$ 173.71	\$ 100.50	\$ 328.97	\$ 30.13	\$ 29.93	\$ 29.93	\$ 117.72	\$ 112.91	\$ 64.25	\$ 29.78	\$ 12.00	\$ 12.05	\$ 16.95	\$ 508.25	\$ 299.87	\$ 5,723.28
2035	\$ 125,219.44			\$ 558.05	\$ 283.67	\$ 68.53	\$ 91.71	\$ 180.50	\$ 104.43	\$ 341.85	\$ 31.30	\$ 31.10	\$ 31.10	\$ 122.33	\$ 117.33	\$ 66.77	\$ 30.94	\$ 12.47	\$ 12.52	\$ 17.62	\$ 528.14	\$ 311.61	\$ 2,941.99
2036	\$ 130,034.40			\$ 579.51	\$ 294.58	\$ 71.17	\$ 95.24	\$ 187.44	\$ 108.45	\$ 354.99	\$ 32.51	\$ 32.30	\$ 32.30	\$ 127.03	\$ 121.84	\$ 69.33	\$ 32.13	\$ 12.95	\$ 13.00	\$ 18.30	\$ 548.45	\$ 323.59	\$ 3,055.12
2037	\$ 134,950.46			\$ 601.42	\$ 305.72	\$ 73.86	\$ 98.84	\$ 194.53	\$ 112.55	\$ 368.41	\$ 33.74	\$ 33.52	\$ 33.52	\$ 131.83	\$ 126.45	\$ 71.96	\$ 33.35	\$ 13.44	\$ 13.50	\$ 18.99	\$ 569.18	\$ 335.82	\$ 3,170.62
2038	\$ 139,969.77			\$ 623.79	\$ 317.09	\$ 76.61	\$ 102.51	\$ 201.77	\$ 116.73	\$ 382.12	\$ 34.99	\$ 34.77	\$ 34.77	\$ 136.74	\$ 131.15	\$ 74.63	\$ 34.59	\$ 13.94	\$ 14.00	\$ 19.69	\$ 590.35	\$ 348.31	\$ 3,288.55
2039	\$ 145,094.48			\$ 646.63	\$ 328.70	\$ 79.41	\$ 106.27	\$ 209.15	\$ 121.01	\$ 396.11	\$ 36.27	\$ 36.04	\$ 36.04	\$ 141.74	\$ 135.95	\$ 77.36	\$ 35.85	\$ 14.45	\$ 14.51	\$ 20.41	\$ 611.96	\$ 361.07	\$ 3,408.95
2040	\$ 150,326.80			\$ 669.95	\$ 340.55	\$ 82.27	\$ 110.10	\$ 216.70	\$ 125.37	\$ 410.39	\$ 37.58	\$ 37.34	\$ 37.34	\$ 146.85	\$ 140.86	\$ 80.15	\$ 37.15	\$ 14.97	\$ 15.03	\$ 21.15	\$ 634.03	\$ 374.09	\$ 3,531.88
2041	\$ 155,669.01			\$ 693.75	\$ 352.65	\$ 85.20	\$ 114.01	\$ 224.40	\$ 129.83	\$ 424.98	\$ 38.92	\$ 38.67	\$ 38.67	\$ 152.07	\$ 145.86	\$ 83.00	\$ 38.47	\$ 15.50	\$ 15.57	\$ 21.90	\$ 656.57	\$ 387.38	\$ 3,657.40
2042	\$ 161,123.40			\$ 718.06	\$ 365.01	\$ 88.18	\$ 118.01	\$ 232.26	\$ 134.38	\$ 439.87	\$ 40.28	\$ 40.02	\$ 40.02	\$ 157.40	\$ 150.97	\$ 85.91	\$ 39.81	\$ 16.05	\$ 16.11	\$ 22.67	\$ 679.57	\$ 400.96	\$ 3,785.55
2043	\$ 166,692.34			\$ 742.88	\$ 377.62	\$ 91.23	\$ 122.09	\$ 240.29	\$ 139.02	\$ 455.07	\$ 41.67	\$ 41.41	\$ 41.41	\$ 162.84	\$ 156.19	\$ 88.88	\$ 41.19	\$ 16.60	\$ 16.67	\$ 23.45	\$ 703.06	\$ 414.81	\$ 3,916.39
2044	\$ 172,378.22			\$ 768.22	\$ 390.51	\$ 94.34	\$ 126.25	\$ 248.48	\$ 143.76	\$ 470.59	\$ 43.09	\$ 42.82	\$ 42.82	\$ 168.40	\$ 161.52	\$ 91.91	\$ 42.59	\$ 17.17	\$ 17.24	\$ 24.25	\$ 727.04	\$ 428.96	\$ 4,049.97
2045	\$ 178,183.51			\$ 794.09	\$ 403.66	\$ 97.52	\$ 130.50	\$ 256.85	\$ 148.61	\$ 486.44	\$ 44.55	\$ 44.26	\$ 44.26	\$ 174.07	\$ 166.96	\$ 95.01	\$ 44.03	\$ 17.75	\$ 17.82	\$ 25.07	\$ 751.52	\$ 443.41	\$ 4,186.37
TOTAL CAPTURED TAXES		\$ 7,392.56	\$ 22,177.69	\$ 12,887.31	\$ 6,550.94	\$ 1,582.65	\$ 2,117.91	\$ 4,168.44	\$ 2,411.71	\$ 7,894.44	\$ 722.93	\$ 718.31	\$ 718.31	\$ 2,824.94	\$ 2,709.56	\$ 1,541.87	\$ 714.55	\$ 288.02	\$ 289.17	\$ 406.87	\$ 12,196.47	\$ 7,196.08	\$ 97,510.72

Debt millages and special assessments not capturable (e.g. South Haven school debt 4.8 mills)  
\*Captured taxable value is based on anticipated 2.1% increase to the future taxable value annually

Year 1  
Year 2  
Year 3  
Year 4  
Year 5  
Year 6  
Year 7  
Year 8  
Year 9  
Year 10  
Year 11  
Year 12  
Year 13  
Year 14  
Year 15  
Year 16  
Year 17  
Year 18  
Year 19  
Year 20  
Year 21  
Year 22  
Year 23  
Year 24

Table 5

## Estimated Reimbursement Schedule

The Lodge Redevelopment  
10336 Blue Star Highway  
South Haven, MI

Year	Incremental Taxes Capturable			Funds Disbursed								
				Authority (State)	Authority (Local)	Developer (State)	Developer (Local)	State Brownfield Redevelopment Fund	Administrative & Operating Expense (State)	Administrative & Operating Expense (Local)	Local Brownfield Revolving Fund (State)	Local Brownfield Revolving Fund (Local)
	State	Local	Aggregate									
2022	\$ 1,702.46	\$ 1,666.62	\$ 3,369.08	\$ 89.66	\$ 1,416.62		\$ -	\$ 212.81	\$ 1,400.00	\$ 250.00		
2023	\$ 1,790.66	\$ 1,752.96	\$ 3,543.63	\$ 816.83	\$ 1,502.96		\$ -	\$ 223.83	\$ 750.00	\$ 250.00		
2024	\$ 1,880.72	\$ 1,841.12	\$ 3,721.84	\$ 895.63	\$ 1,591.12		\$ -	\$ 235.09	\$ 750.00	\$ 250.00		
2025	\$ 1,972.66	\$ 1,931.13	\$ 3,903.79	\$ 1,226.08	\$ 1,600.00		\$ 81.13	\$ 246.58	\$ 500.00	\$ 250.00		
2026	\$ 2,066.53	\$ 2,023.02	\$ 4,089.56	\$ 1,558.22			\$ 1,773.02	\$ 258.32	\$ 250.00	\$ 250.00		
2027	\$ 2,162.38	\$ 2,116.85	\$ 4,279.23	\$ 1,642.08			\$ 1,866.85	\$ 270.30	\$ 250.00	\$ 250.00		
2028	\$ 2,260.24	\$ 2,212.65	\$ 4,472.89	\$ 1,727.71			\$ 1,962.85	\$ 282.53	\$ 250.00	\$ 250.00		
2029	\$ 2,360.15	\$ 2,310.46	\$ 4,670.61	\$ 1,983.10			\$ 2,060.46	\$ 295.02	\$ 80.00	\$ 250.00	\$ 2.03	
2030	\$ 2,462.16	\$ 2,410.32	\$ 4,872.49				\$ 1,910.32	\$ 307.77		\$ 500.00	\$ 2,154.39	
2031	\$ 2,566.32	\$ 2,512.28	\$ 5,078.60				\$ 2,012.28	\$ 320.79		\$ 500.00	\$ 2,245.53	
2032	\$ 2,672.66	\$ 2,616.39	\$ 5,289.04				\$ 2,116.39	\$ 334.08		\$ 500.00	\$ 2,338.57	
2033	\$ 2,781.23	\$ 2,722.67	\$ 5,503.90				\$ 2,222.67	\$ 347.65		\$ 500.00	\$ 2,433.58	
2034	\$ 2,892.08	\$ 2,831.19	\$ 5,723.28				\$ 2,331.19	\$ 361.51		\$ 500.00	\$ 2,530.57	
2035		\$ 2,941.99	\$ 2,941.99				\$ 2,441.99			\$ 500.00		
2036		\$ 3,055.12	\$ 3,055.12				\$ 2,555.12			\$ 500.00		
2037		\$ 3,170.62	\$ 3,170.62				\$ 2,670.62			\$ 500.00		
2038		\$ 3,288.55	\$ 3,288.55				\$ 2,788.55			\$ 500.00		
2039		\$ 3,408.95	\$ 3,408.95				\$ 2,908.95			\$ 500.00		
2040		\$ 3,531.88	\$ 3,531.88				\$ 3,031.88			\$ 500.00		\$ -
2041		\$ 3,657.40	\$ 3,657.40				\$ 1,455.91			\$ 500.00		\$ 1,701.49
2042		\$ 3,785.55	\$ 3,785.55									\$ 3,785.55
2043		\$ 3,916.39	\$ 3,916.39									\$ 3,916.39
2044		\$ 4,049.97	\$ 4,049.97									\$ 4,049.97
2045		\$ 4,186.37	\$ 4,186.37									\$ 4,186.37
Totals	\$ 29,570.25	\$ 67,940.46	\$ 97,510.72	\$ 9,939.30	\$ 6,110.70	\$ -	\$ 36,190.00	\$ 3,696.28	\$ 4,230.00	\$ 8,000.00	\$ 11,704.67	\$ 17,639.76

Year 1  
Year 2  
Year 3  
Year 4  
Year 5  
Year 6  
Year 7  
Year 8  
Year 9  
Year 10  
Year 11  
Year 12  
Year 13  
Year 14  
Year 15  
Year 16  
Year 17  
Year 18  
Year 19  
Year 20  
Year 21  
Year 22  
Year 23  
Year 24

Developer reimbursement = \$ 36,190.00 (Local only)  
Authority reimbursement = \$ 28,280.00 (State & Local) \$ 28,280.00

Max state capture (Authority) = \$ 14,289.88

State capture for deposit into the LBRF limited to the total costs of eligible environmental department specific activities \$ 12,050.00

## **ATTACHMENTS**

**Functional Obsolescence Determination**

**Notice of Public Hearing**

**Notice to Taxing Jurisdictions**

**Resolution Supporting a Brownfield Plan – South Haven Charter Township**

**Resolution Approving a Brownfield Plan – Van Buren County**

DRAFT





South Haven Charter Township  
09761 Blue Star Memorial Hwy  
South Haven, MI 49090

January, 13 2021

To Whom It May Concern:

I, Nathan Brousseau, testify to the following:

1. I am employed by the South Haven Charter Township in the position of Township Assessor.
2. I am a certified level 3 (MAAO) assessor.
3. I am familiar with the property located at 10336 Blue Star Hwy.
4. Historic Property Information:  
The subject property consists of one legal parcel of land occupying approximately 2.7 acres. The southern portion of the subject property is currently developed with a 2,164-square-foot bar/ restaurant, a 384-square-foot garage, an 854-square-foot house, and a 470-square-foot trailer. An exterior lounge area is located between the bar/restaurant, garage, and house. The northern portion of the subject property consists of forested, undeveloped land. The remainder of the property consists of asphalt parking and areas of landscaped vegetation. The property is currently unoccupied, as the property was repossessed by Chemical Bank in early 2019. Prior to that time, the bar/restaurant operated as The Curve Inn. The garage formerly operated as storage for miscellaneous dry goods for The Curve Inn. The house and trailer formerly operated as residences by renting tenants.
5. This affidavit is given to confirm that the site qualifies as "Functionally Obsolete Property" as that term is defined under MCL 125.2652(r)

Nathan Brousseau,



South Haven Charter Township Assessor, R-8538



**County Board of Commissioners  
County Administrator Agenda Item**

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**TO: Board of Commissioners**  
**FROM:**  
**DATE: April 13, 2021**  
**RE: Brownfield Plan - Essential Storage**

**REQUEST:**

1. Establish public hearing date for 05-11-2021
2. Hold public hearing as required by Brownfield Redevelopment Act
3. Make necessary findings to adopt a Brownfield Plan
4. Adopt the Brownfield Plan by formal resolution

**BACKGROUND:**

The Brownfield Plan, if adopted, would allow property taxes to be captured on the INCREASED Taxable Value of the site resulting from the site remediation to be performed, with such captured taxes to be used to reimburse the developer for eligible costs, to compensate the Authority for its expenses of administration and to provide some funding for the county's Local Brownfield Revolving Fund and the state's Brownfield Redevelopment Fund.

The Plan would undertaken after approval with remediation to be completed within two years. Captured taxes could occur for up to 30 years.

**FINANCIAL IMPACT:**

**RECOMMENDATION:**

The recommendation is to set and hold a public hearing date for May 11, 2021 as required by the Brownfield Redevelopment Act to make necessary findings to adopt a Brownfield Plan for formal approval by the Board of Commissioners.

- ATTACHMENTS:**
1. BOC Agenda Request--Essential Storage
  2. Essential Storage BF Plan - w Twp Resolution

**VBC Board of Commissioners Agenda Request Form  
New Brownfield Plan for Essential Storage LLC**

**PROPOSED FOR BOARD/COMMITTEE MEETINGS OF:**

04-13-2021      Administrative Affairs Committee—Initial consideration, forward to COW  
04-27-2021      COW—Set Public Hearing and forward to BOC  
05-11-2021      BOC—Hold Public Hearing and consider Adoption of Plan

**DEPARTMENT:** Brownfield Redevelopment Authority

**PREPARED BY:** Wayne Nelson

**SUBJECT:**            New Brownfield Plan for Essential Storage LLC  
                         05585 Blue Star Hwy, South Haven Carter Township

**SPECIFIC ACTION REQUESTED:**

1. Establish public hearing date for 05-11-2021
2. Hold public hearing as required by Brownfield Redevelopment Act
3. Make necessary findings to adopt a Brownfield Plan
4. Adopt the Brownfield Plan by formal resolution

**DESCRIPTION OF ACTION (dollar amount, purpose):**

The Brownfield Plan, if adopted, would allow property taxes to be captured on the INCREASED Taxable Value of the site resulting from the site remediation to be performed, with such captured taxes to be used to reimburse the developer for eligible costs, to compensate the Authority for its expenses of administration and to provide some funding for the county's Local Brownfield Revolving Fund and the state's Brownfield Redevelopment Fund.

**TIME FRAME OF ACTION:**

The Plan would undertaken after approval with remediation to be completed within two years. Captured taxes could occur for up to 30 years.

**FUNDING SOURCE IF REQUIRED (Federal, State, or Local):**

None

**PERSONNEL IF REQUIRED:**

Staff assigned to the Authority, fully payable from captured taxes.

**NEW OR RENEWAL:**

This is a new Plan.

**ANY OTHER PERTINENT INFORMATION:**

None

**PROCUREMENT INFORMATION:**

None

**CONTACT PERSON WITH PHONE NUMBER:**

For the VBC Brownfield Redevelopment Authority:  
Wayne Nelson, Secretary-Treasurer—269-808-4907  
For the Developer: Erik Peterson, Envirollogic Technologies Inc—269-342-1100

√ **N/A Please check if your agenda item does not require B&G to sign off.**

**BUILDINGS AND GROUNDS REVIEW:** I have reviewed the appropriate sections of the attached documentation and my comments are as follows:

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Further comments attached? Yes/No **(Please circle one.)**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(B&G Department Head or his/her designee)

√ **N/A Please check if your agenda item does not require IS to sign off.**

**INFORMATION SYSTEMS REVIEW:** I have reviewed the appropriate sections of the attached documentation and my comments are as follows:

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Further comments attached? Yes/No **(Please circle one.)**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(IS Department Head or his/her designee)

√ **N/A Please check if your agenda item does not require HR to sign off.**

**HUMAN RESOURCES REVIEW:** I have reviewed the appropriate sections of the attached documentation and my comments are as follows:

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Further comments attached? Yes/No **(Please circle one.)**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(HR Department Head or his/her designee)

√ **N/A Please check if your agenda item does not require Finance to sign off.**

**ADMINISTRATIVE REVIEW (FINANCE DIRECTOR):** I have reviewed the appropriate sections of the attached documentation and my comments are as follows:

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Further comments attached? Yes/No **(Please circle one.)**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Finance Department Head or his/her designee)



**VAN BUREN COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY**

**BROWNFIELD PLAN**

**FOR**

**ESSENTIAL STORAGE, LLC REDEVELOPMENT  
05585 BLUE STAR HIGHWAY  
CHARTER TOWNSHIP OF SOUTH HAVEN, MICHIGAN**

**Recommended for Approval by the Brownfield Redevelopment Authority on \_\_\_\_\_**  
**Approved by the Charter Township of South Haven on \_\_\_\_\_**  
**Approved by the County Board of Commissioners on \_\_\_\_\_**

**Prepared with the assistance of:**

**Envirologic Technologies, Inc.  
2960 Interstate Parkway  
Kalamazoo, Michigan 49048  
(269) 342-1100**

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- FIGURE 1: *Location Map*
- FIGURE 2: *Site Plan*
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- FIGURE 4: *Proposed Redevelopment Site Plan*

## SCHEDULES/TABLES

- TABLE 1: *Summary of Eligible Costs*
- TABLE 2: *Estimate of Total Captured Incremental Taxes*
- TABLE 3: *Estimate of Annual Effect on Taxing Jurisdictions*
- TABLE 4: *Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction*
- TABLE 5: *Estimated Reimbursement Schedule*



## **ATTACHMENTS**

NOTICE OF PUBLIC HEARING

NOTICE TO TAXING JURISDICTIONS

RESOLUTION SUPPORTING A BROWNFIELD PLAN – CHARTER TOWNSHIP OF SOUTH HAVEN

RESOLUTION APPROVING A BROWNFIELD PLAN – VAN BUREN COUNTY

**VAN BUREN COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY  
BROWNFIELD PLAN  
ESSENTIAL STORAGE, LLC REDEVELOPMENT  
SOUTH HAVEN, MICHIGAN**

**1. INTRODUCTION AND PURPOSE**

Envirologic has prepared this Brownfield Plan on behalf of the Van Buren County Brownfield Redevelopment Authority (VBCBRA) for one industrial parcel, totaling approximately 3.7 acres, located at 05585 Blue Star Highway, Charter Township of South Haven, MI 49090. The parcel is owned by Morris Investments South Haven, LLC and is currently developed with an approximately 20,000 square foot building. The building has remained vacated since South Haven Coil ceased operations in 2017. Redevelopment efforts are related to the self-storage land use of the property's operator, Essential Storage, LLC (Exhibits, Figure 1).

The parcel subject to this brownfield plan has a parcel identification number of 80-17-360-003-00 and is addressed as 05585 Blue Star Highway, Charter Township of South Haven, MI 49090.

South Haven Coil, which manufactured various types of coils for assorted electrical equipment, operated on the property from 1967 to 1977 then resumed operations in 1982 through August 2017. Environmental assessment and remediation activities were conducted in 1996 and 1997 in association with historic manufacturing operations. Soil impacted with metals was identified during 1996 Phase II ESA sampling at four separate locations proximal to the building:

1. Surficial stained soils beneath an air compressor vent;
2. Stained soil beneath a blow-down exhaust vent;
3. Stained soil beneath a dust particulate exhaust vent; and
4. Stained soil in an outdoor drum storage area.

Remedial response consisting of the excavation and off-site disposal of soils was completed in association with the four separate areas of concern. Soil sampling conducted subsequent to the completion of the soil removal indicates the continued presence of arsenic in soil at multiple excavation locations at concentrations in excess of current EGLE cleanup criteria. Refer to Figure 3 (Site Plan with Boring Locations and Analytical Data) for a site plan detailing the excavation boundaries and locations of identified arsenic exceedances. The fact that arsenic remains in soil at select remedial excavation locations at concentrations in excess of current EGLE cleanup



criteria demonstrates that the subject property meets the definition of a “facility” as defined by Part 201 of the Natural Resources and Environmental Protection Act (NREPA), Act 451 of 1994.

Morris Investments South Haven, LLC, (Morris Investments) intends to redevelop the site for a combination of exterior storage and renovation of the existing industrial building for mixed-use warehouse storage and office space, which will be leased out by Essential Storage, LLC. This is a staged redevelopment, which includes site security, the outdoor self-storage of large recreational vehicles and indoor climate-controlled storage and/or office space.

A private investment of up to \$225,500 is anticipated over the staged redevelopment and 2-3 jobs are anticipated to be created with the potential for more jobs if the office space is leased. The project focus is on the safe reutilization of an underutilized piece of property, which benefits the Charter Township of South Haven and this industrial corridor. This Brownfield Plan will allow for the reimbursement of eligible activities conducted to support the property’s safe reuse.

This Brownfield Plan identifies the eligible environmental and non-environmental activities, including due diligence assessment, building demolition, and preparation of the brownfield plan, that have been completed or will be conducted by the VCBRA or the developer and which will be reimbursed through the capture of tax increment revenues.

The purpose of this plan, to be implemented by the Authority, is to satisfy the requirements for a Brownfield Plan as specified in Act 381 of the Public Acts of the State of Michigan of 1996, as amended, MCL 125.2651 et. seq., which is known as the “Brownfield Redevelopment Financing Act.” Terms used in this document are as defined in Act 381.

## **2. ELIGIBLE PROPERTY INFORMATION**

The property subject to this brownfield plan consists of one industrial parcel, comprising approximately 3.7 acres. The property is addressed as 05585 Blue Star Highway, Charter Township of South Haven, MI 49090 and has a parcel identification number of 80-17-360-003-00.

Soil sampling completed in 2017 subsequent to remedial excavation within four separate areas of staining attributable to historic manufacturing operations demonstrates the continued presence of arsenic in soil at concentrations in excess of current EGLE Residential Cleanup Criteria, demonstrating the property to be a “facility” as defined by Part 201 of NREPA, Act 451 of 1994.

The “facility” designation of this parcel meets the definition of “eligible property” as defined by Act 381.

The property is zoned industrial according to the South Haven Township 2013 Zoning Map. The intended future use is consistent with permitted land uses under current zoning designations.

Refer to Figure 1 (Exhibits) for a location map and Figure 2 (Exhibits) for a Site Plan.

### **3. PROPOSED REDEVELOPMENT**

Morris Investments South Haven, LLC, intends to redevelop the site including: the exterior storage of recreational vehicles; the construction of covered canopy storage on the northern portion of the site; and renovation of the existing industrial building for mixed-use warehouse storage and office space, which will be leased out by Essential Storage, LLC. The multi-staged redevelopment will involve the installation of site security, interior demolition, and new construction activities. This Brownfield Plan has been prepared to support the redevelopment efforts, focusing on the safe reuse of the subject property. The staged development is anticipated to occur over the next 3 to 5 years with 2-3 jobs anticipated to be created with the potential for more jobs if the office space is leased. The project focus is on the safe reutilization of an underutilized piece of property, which benefits the Charter Township of South Haven and this industrial corridor.

The 3.7-acre property has greenspace on the northern portion of the property, asphalt parking on the southern portion of the property and the current interconnected structures that total over 20,000 square feet reside in the center of the property.

The existing structures on site include:

- The main structure is an industrial/light manufacturing building, with attachments to the south and an adjoining shed to the east (approximately 18,000 square feet).
- A warehouse used for commercial storage is located east of the industrial building (approximately 2,400 square feet).
- There is a stand-alone small storage structure, identified as “drum storage building” in the attached site plans (Figures 2 and 4) that is southeast of the industrial building (approximately 350 square feet).

Morris Investments South Haven, LLC reports an anticipated total private investment for redevelopment of approximately \$225,500. This will be a staged redevelopment. The first step is performing a property survey to understand the property boundary and determine if drive space is available on the eastern portion of the property to install a drive that would be consistent with zoning requirements to access the northern portion of the property for later stages of development. Site security in the form of lighting and perimeter fencing will be installed along the perimeter of the property. After fencing is secured, the first stage of self-storage use on the property will be outdoor storage on the existing southern asphalt parking lot. The second stage of development will be climate-controlled storage within the existing main structure. The third stage of redevelopment will involve new construction of a stand-alone steel-constructed canopy on the northern portion of the property to allow for covered storage of large vehicles, such as recreational vehicles. At this time, there is potential that a drive may be installed along the eastern portion of the property to drive around the buildings to get to the canopy area. The fourth stage of redevelopment would be leasing out office space in the existing building. Interior demolition will be needed during the fourth stage of redevelopment. The specific scale of demolition will be determined by Morris Investments South Haven, LLC in the future as evaluations progress regarding the need for additional office space versus the need for additional indoor climate-controlled storage space.

After the completion of all stages of redevelopment the private investment is anticipated to result in increasing the taxable value of the property by approximately \$100,000 (i.e. incremental taxable value). Due to the staged redevelopment plans, the Plan intends to delay the start of tax increment capture for five years.

Refer to the Proposed Redevelopment Site Plan (Exhibits, Figure 4) for a visual depiction of proposed renovations.

#### **4. BROWNFIELD CONDITIONS**

The property subject to this brownfield plan consists of one legal parcel addressed as 05585 Blue Star Highway, Charter Township of South Haven, MI 49090.

Environmental assessment and remedial activities were conducted on site in 1996/1997 associated with historic manufacturing operations. The identification of soil staining at four separate locations proximal to the existing building was identified as a concern with subsequent

remedial activity consisting of the excavation and disposal of shallow soils. Soil excavation was conducted in 1997 near the eastern and southeastern perimeters of the structure from four separate excavation areas with approximately 2–5 cubic yards of soil generated from each excavation. The identification of arsenic in select bottom and sidewall excavation verification of soil remediation (VSR) samples, at concentrations in excess of current EGLE Residential Cleanup Criteria, in the August 1997 Envirologic report demonstrates that the subject property meets the definition of a “facility” as defined by Part 201 of NREPA. Based upon the fact that no further remedial activities has been conducted on the subject property since completion of the 1997 investigation, along with the fact that metals in soil are relatively stable, the 1997 VSR data are reliable and relevant to define current conditions at the property. Thus, the 1997 VSR sample results demonstrate that the subject property continues to meet the definition of a “facility” as defined by Part 201 of NREPA. As a “facility,” the property is an “eligible property” under Act 381.

A Phase I ESA and Baseline Environmental Assessment (BEA) were most recently completed by Envirologic on behalf of Morris Investments, LLC/Essential Storage, LLC in 2018. A review of the sampling results from 1996/1997 demonstrate the continued presence of arsenic in shallow soil on the subject property at concentrations in excess of current EGLE Residential Cleanup Criteria. Morris Investments, LLC and Essential Storage, LLC are non-labile parties for the contaminant conditions based upon the preparation of BEAs at the time of acquisition (BEA#B21802707PL/BEA#B201802711PL).

## **5. BROWNFIELD PLAN ELEMENTS (as specified in Section 13(1) of Act 381)**

### **A. Description of Costs to be Paid for with Tax Increment Revenues**

This Brownfield Plan has been developed to reimburse existing and anticipated costs to be incurred by the VCBRA and Morris Investments South Haven, LLC (the developer). Tax increment revenues will be captured for reimbursement from local taxes. School tax capture will only be collected for statutorily approved activities as an Act 381 Work Plan will not be prepared for this project. BEA Activities (Pre-Approved Activities) are statutorily eligible for reimbursement with both local and school tax increment revenues. Specific costs to be paid for with tax increment revenues are detailed in Table 1 and described below.



Eligible costs for reimbursement include Pre-Approved Activities conducted on the property. Pre-Approved Activities consist of a Phase I ESA and a Baseline Environmental Assessment. The Phase I ESA was conducted at a cost of \$2,500. The BEA was prepared with existing analytical data at a cost of \$3,700. Expenses for the Phase I ESA and preparation of the BEA were incurred by the VCBRA, on behalf of the developer, with the use of the County's EPA Assessment Grant (Cooperative Agreement BF-00E02005-0).

The project includes "non-environmental costs" that are eligible for reimbursement through the Brownfield Plan. The "non-environmental" cost included in this Brownfield Plan is for selective interior demolition to be incurred by the developer, Morris Investments South Haven, LLC (Morris Investments) and will be reimbursed with local sources. The building demolition will consist of the removal of materials/building systems necessary to support renovation of the structure. Building demolition costs estimated at \$30,000 are included as an eligible cost for reimbursement. Contingency costs of 15% of activities to be conducted, e.g. building demolition, are also included as eligible costs.

The Brownfield Plan also includes the following costs to be incurred by the VCBRA and are eligible for reimbursement with both state and local sources of tax increment. The development of the Brownfield Plan is an eligible activity, estimated at a proposed cost of \$4,000. Brownfield Plan Implementation, inclusive of administrative and operating expenses of the VCBRA, is also included as an eligible expense, estimated at \$1,500 annually for the life of the Plan. These are estimates and actual reimbursements will be made on actual expenses.

The total potential brownfield eligible activity costs—including contingencies, preparation and implementation of the Brownfield Plan, which includes administrative and operating expense of the Authority—are estimated at \$74,700.

## **B. Summary of Eligible Activities**

Eligible environmental activities include the completion of a Phase I ESA and preparation of a Baseline Environmental Assessment.

Non-environmental activities include selective interior building demolition to prepare the office space for lease and/or additional climate-controlled indoor self-storage.

Contingency costs on the building demolition are also included as eligible costs in this Brownfield Plan.

Development of the Brownfield Plan, administrative and operating expenses of the Authority, inclusive of Brownfield Plan implementation are also eligible activities.

### **C. Estimate of Captured Taxable Value and Tax Increment Revenues**

Up to \$225,500 in private investment by Morris Investment South Haven, LLC is anticipated over the staged development plan. Due to redevelopment anticipated over the next three to five years, the Plan intends to delay the start of tax increment for five years as allowable under Act 381. Therefore, initial taxable value is the value of the parcel (80-17-360-003-00) in 2020, i.e. \$221,000, and the start of tax increment capture is anticipated to begin in 2026. For the purposes of this Brownfield Plan a tax increment of \$100,000 is anticipated, based on construction costs. This valuation has been determined to be a reasonable approach for the preparation of this Brownfield Plan by the South Haven Township Assessor, Mr. Nathan Brousseau.

The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Tables 2, 3, and 4).

A summary of the estimated reimbursement schedule and the amount of capture into the Local Brownfield Revolving Fund (LBRF) by year and in aggregate is presented as Table 5. The Authority's costs will be reimbursed first, immediately and every year, followed by reimbursement to the developer for eligible expenses. According to statute, the Authority may capture up to five full years of the tax increment and deposit the revenues into an LBRF. It is the intention of the Authority to capture the full five years of increment for deposit into the LBRF even if the developer has not been fully reimbursed. The attached tables estimate that all eligible costs will be fully reimbursed prior to the maximum number of years allowed by statute. Actual reimbursements are dependent on actual costs and actual tax increment revenues received.

### **D. Method of Financing and Description of Advances by the Municipality**

Costs incurred, or to be incurred, by the developer include interior demolition costs, inclusive of 15% contingency. Morris Investment South Haven, LLC will secure traditional bank financing to conduct eligible activities.

No advances by the municipality have been made or are anticipated.

Costs incurred, or to be incurred, by the Authority on behalf of the property owner are through the use of the County's EPA grant funds and tax increment revenue (TIR). These costs include the Phase I ESA, BEA, preparation of the Brownfield Plan and administrative and operating expenses of the authority, inclusive of Brownfield Plan implementation expenses.

Eligible costs will be reimbursed through tax increment financing. Eligible activities do not include interest expense (financing costs). The expenses incurred prior to the Brownfield Plan are the Authority's costs related to the Phase I ESA, BEA, and development of the Plan. The environmental assessment costs, as well as preparation of the Brownfield Plan and Brownfield Plan implementation costs are statutorily approved for reimbursement with both local and school tax increment revenues.

#### **E. Maximum Amount of Note or Bonded Indebtedness**

At this time, there are no plans by the Authority to incur indebtedness to support development of this site, but such plans could be made in the future to assist in the development if the Authority so chooses.

#### **F. Duration of Brownfield Plan**

As allowed by statute, the commencement of tax increment capture is anticipated to be delayed for five years. Therefore, the Authority intends to begin capture of tax increment in 2026. This Plan will then remain in place until the eligible activities have been fully reimbursed or 25 years, whichever occurs sooner. Then up to five full years of capture for deposit into the LBRF will occur. It is the intention of the Authority to capture the full five years of increment for deposit into the LBRF.

#### **G. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions**

The estimated amount of tax increment revenues to be captured for this redevelopment from each taxing jurisdiction by year and in aggregate is presented as Table 4.

#### **H. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property**

The property subject to this Brownfield Plan is one industrial parcel totaling approximately 3.7 acres with a tax identification number of 80-17-360-003-00 and located within the Charter Township of South Haven, Van Buren County, Michigan. A map showing the eligible property is provided in the attached Exhibits.

The legal description, obtained from the BS&A Software, is as follows:

*650-A3 11-1-17 789-906 567-125 1153-763 1665-686\* LOTS 3,4,5 & 6  
SUPERVISOR'S PLAT OF PENOYAR HEIGHTS. \*\*\* SPLIT ON 16 MAY 2002 FROM 80-  
17-360-002-00 FOR 2003*

The parcel meets the definition of a "brownfield" as defined by Public Act 381, the Brownfield Redevelopment Financing Act of 1996, as amended, based upon its "facility" designation. Further description of brownfield conditions is described in Section 4 of this Brownfield Plan.

This Brownfield Plan does intend to capture tax increment revenues associated with personal property tax, if available.

#### **I. Estimates of Residents and Displacement of Families**

The site is industrial property. Therefore, there will be no displacement of families.

#### **J. Plan for Relocation of Displaced Persons**

Not applicable.

#### **K. Provisions for Relocation Costs**

Not applicable.

#### **L. Strategy for Compliance with Michigan's Relocation Assistance Law**

Not applicable.



**M. Other Material that the Authority or Governing Body Considers Pertinent**

Not applicable.

## EXHIBITS

FIGURE 1: *Location Map*

FIGURE 2: *Site Plan*

FIGURE 3: *Site Plan with Boring Locations and Analytical Data*

FIGURE 4: *Proposed Redevelopment Site Plan*

## SCHEDULES/TABLES

TABLE 1: *Summary of Eligible Costs*

TABLE 2: *Estimate of Total Captured Incremental Taxes*

TABLE 3: *Estimate of Annual Effect on Taxing Jurisdictions*

TABLE 4: *Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction*

TABLE 5: *Estimated Reimbursement Schedule*

## ATTACHMENTS

NOTICE OF PUBLIC HEARING

NOTICE TO TAXING JURISDICTIONS

RESOLUTION SUPPORTING A BROWNFIELD PLAN – CHARTER TOWNSHIP OF SOUTH HAVEN

RESOLUTION APPROVING A BROWNFIELD PLAN – VAN BUREN COUNTY

## EXHIBITS

**Figure 1: Location Map**

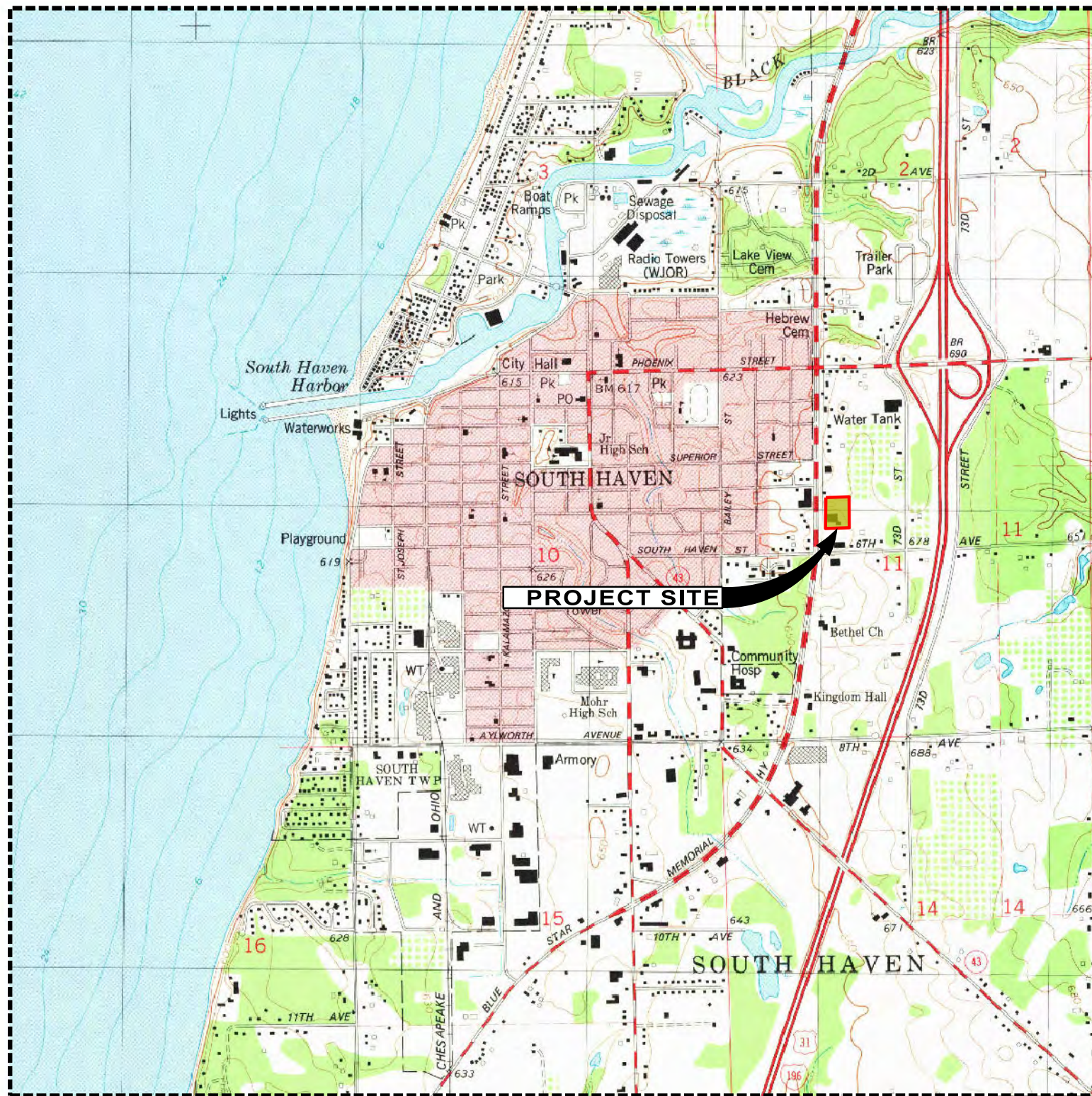
**Figure 2: Site Plan**

**Figure 3: Site Plan with Boring Locations and Analytical Data**

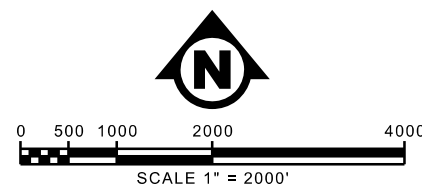
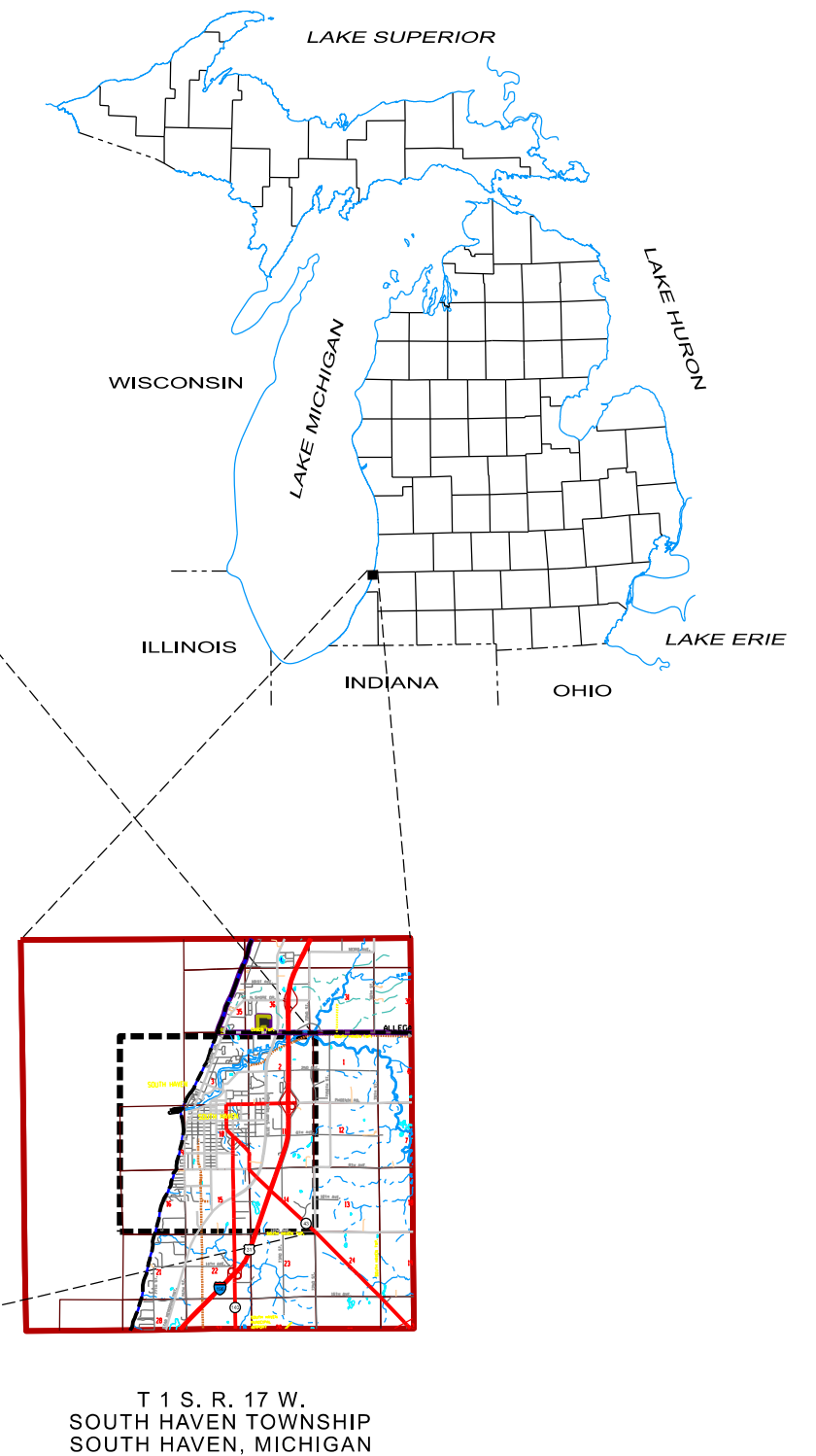
**Figure 4: Proposed Redevelopment Site Plan**







SOURCE: SOUTH HAVEN, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS  
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH®, INC. 606-433-8500



**envirollogic**  
 environmental consulting + services  
 2960 INTERSTATE PARKWAY  
 KALAMAZOO, MICHIGAN 49048  
 PH: (269) 342-1100 FAX: (269) 342-4945

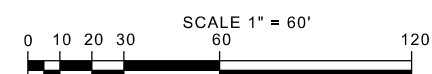
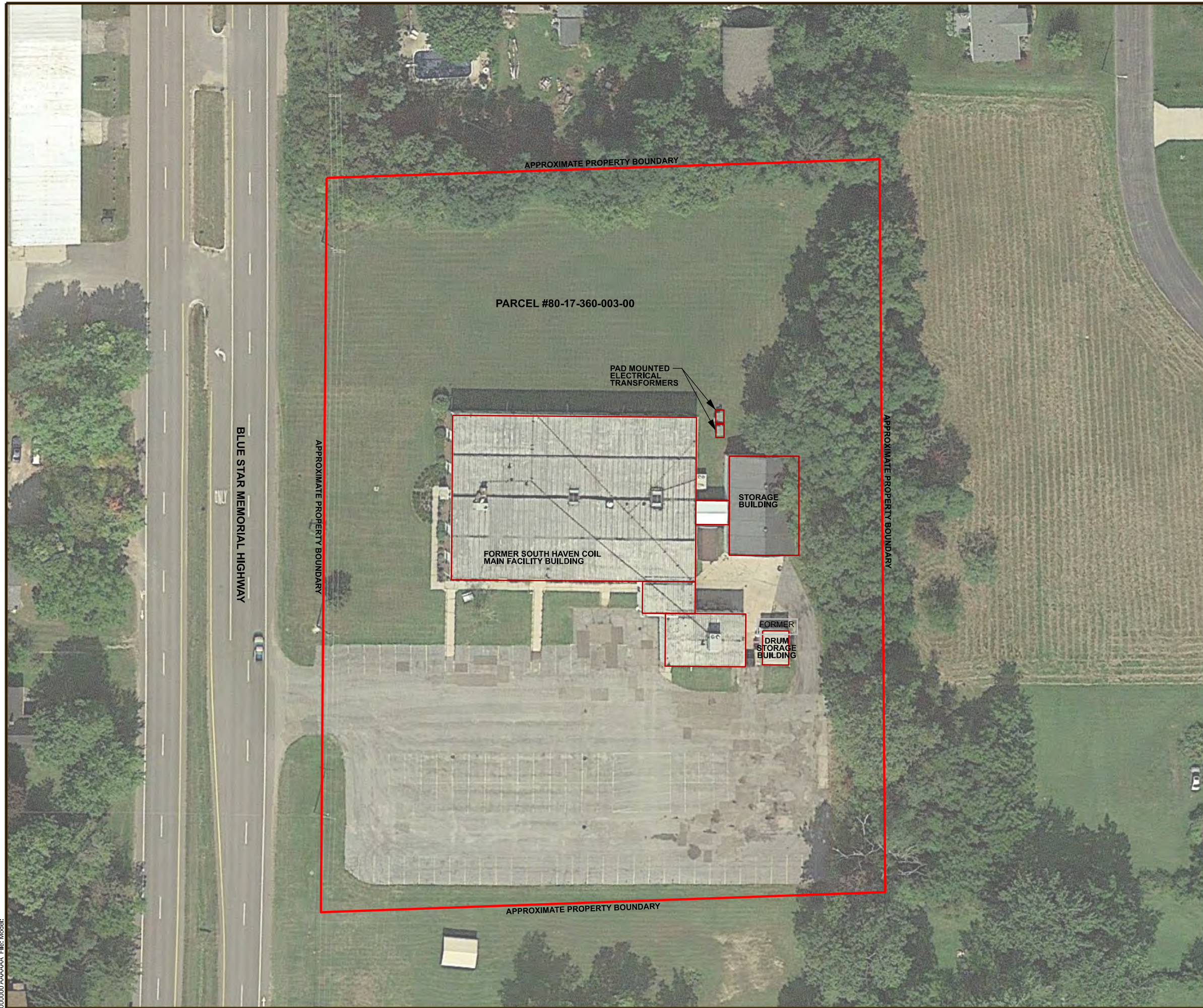
**ESSENTIAL STORAGE,  
 LLC REDEVELOPMENT**  
 05585 BLUE STAR MEMORIAL HIGHWAY  
 SOUTH HAVEN, MI 49090  
**LOCATION MAP**

PROJECT NO.  
 170399

FIGURE No.

**1**





NOTE:  
THIS IS NOT A PROPERTY BOUNDARY SURVEY, PROPERTY BOUNDARIES SHOWN ON THIS MAP  
ARE BASED ON AVAILABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND  
SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.

## ESSENTIAL STORAGE, LLC REDEVELOPMENT

05585 BLUE STAR MEMORIAL HIGHWAY  
SOUTH HAVEN, MI 49090

### SITE PLAN

  
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environmental consulting + services

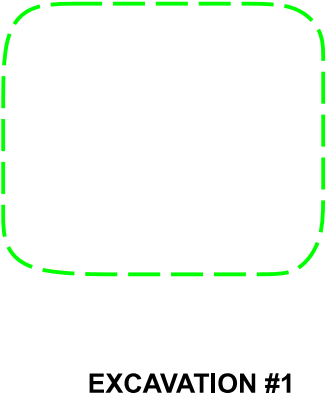
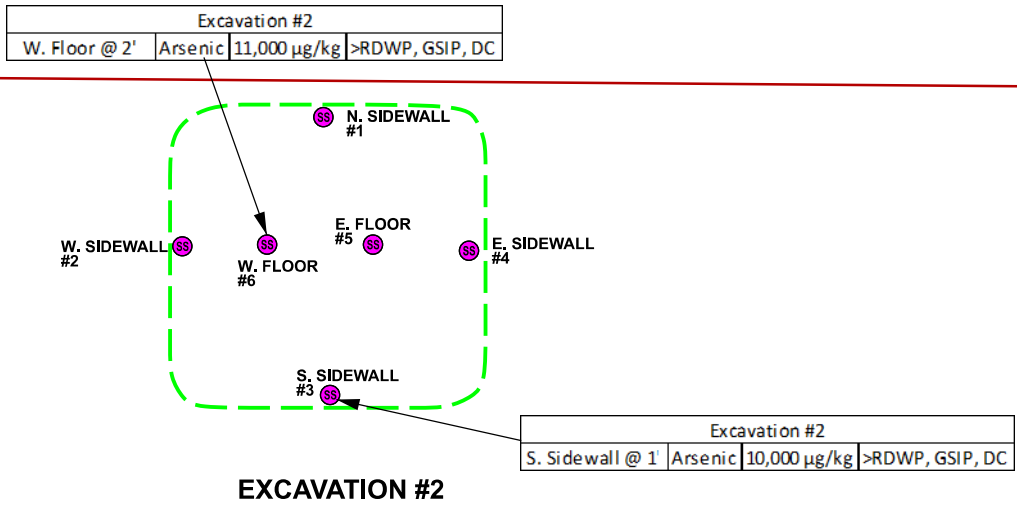
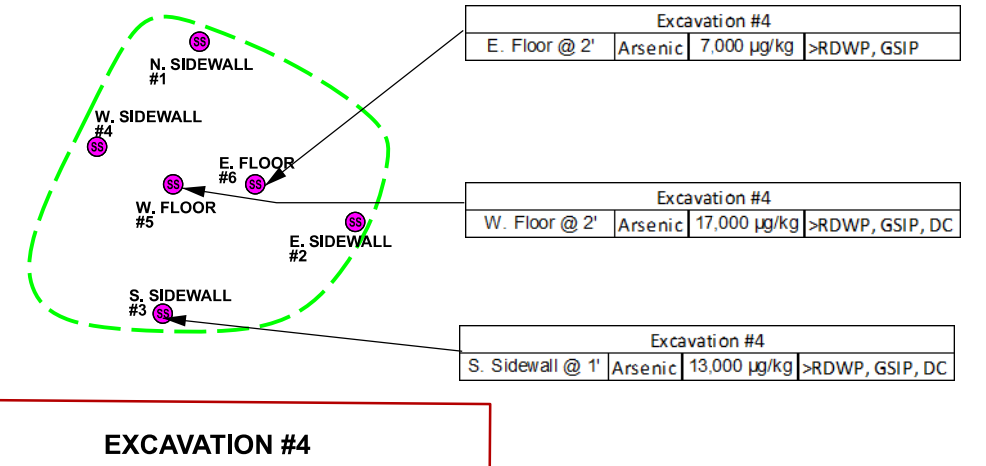
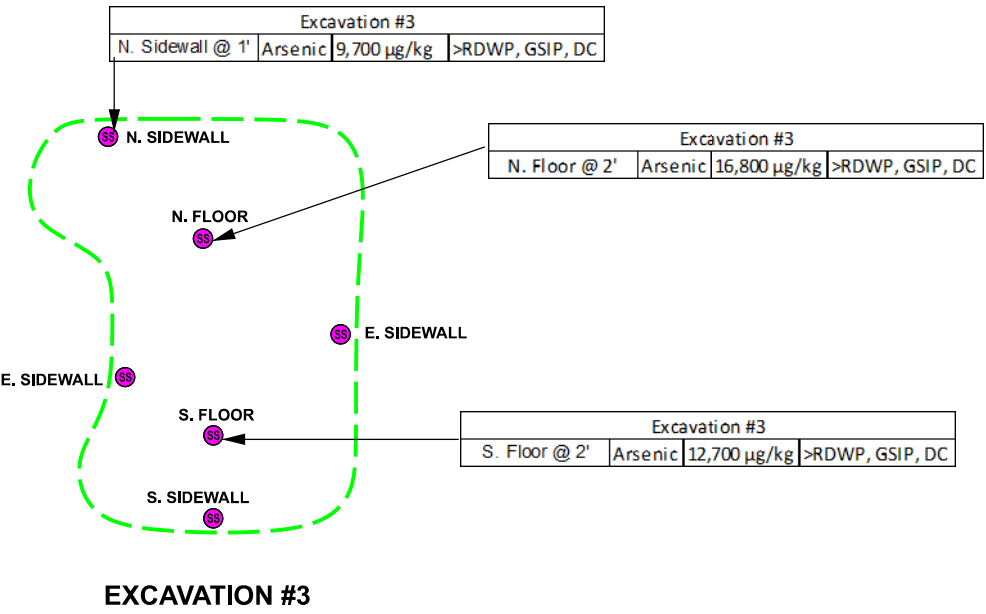
2960 INTERSTATE PARKWAY  
KALAMAZOO, MICHIGAN 49048  
PH: (269) 342-1100 FAX: (269) 342-4945

PROJECT NO.  
170399

FIGURE No.

**2**





- LEGEND**
- SOIL SAMPLE LOCATION
  - RDWP RESIDENTIAL DRINKING WATER PROTECTION CRITERIA
  - GSIP GROUNDWATER SURFACE WATER PROTECTION CRITERIA
  - DC DIRECT CONTACT

NOTE:  
THIS IS NOT A PROPERTY BOUNDARY SURVEY, PROPERTY BOUNDARIES SHOWN ON THIS MAP ARE BASED ON AVAILABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.

**ESSENTIAL STORAGE, LLC REDEVELOPMENT**  
05585 BLUE STAR MEMORIAL HIGHWAY  
SOUTH HAVEN, MI 49090  
**SITE PLAN w/ BORING LOCATIONS AND ANALYTICAL DATA**

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KALAMAZOO, MICHIGAN 49048  
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PROJECT NO.  
170399  
FIGURE No.  
**3**



Fence around entire property (First step of improvements)

Steel-constructed Canopy - covered storage for RVs - 3rd stage of development

#80-17-360-003-00

PAD MOUNTED ELECTRICAL TRANSFORMERS

Office space - potential 4th stage of redevelopment, interior demo to create storage space

Climate-controlled storage within existing building - 2nd stage of development

FORMER SOUTH HAVEN COIL MAIN FACILITY BUILDING

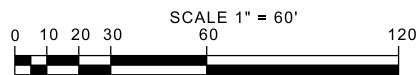
STORAGE BUILDING

FORMER DRUM STORAGE BUILDING

Property staking needed to understand property boundary

Staking will help determine if drive space is available

Outdoor storage -first stage of development after fencing secured



NOTE: THIS IS NOT A PROPERTY BOUNDARY SURVEY, PROPERTY BOUNDARIES SHOWN ON THIS MAP ARE BASED ON AVAILABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.

**ESSENTIAL STORAGE, LLC  
REDEVELOPMENT**

05585 BLUE STAR MEMORIAL HIGHWAY  
SOUTH HAVEN, MI 49090

**PROPOSED REDEVELOPMENT  
SITE PLAN**

  
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KALAMAZOO, MICHIGAN 49048  
PH: (269) 342-1100 FAX: (269) 342-4945

PROJECT NO.  
170399

FIGURE No.  
**4**



## **SCHEDULES/TABLES**

**Table 1: Summary of Eligible Costs**

**Table 2: Estimate of Total Captured Incremental Taxes**

**Table 3: Estimate of Annual Effect on Taxing Jurisdictions**

**Table 4: Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction**

**Table 5: Estimated Reimbursement Schedule**





Table 1

Summary of Eligible Activities  
 Essential Storage, LLC Redevelopment  
 05585 Blue Star Highway  
 South Haven, MI

<b>Eligible Activities</b>		<b>Estimated Cost</b>
<u>Pre-Approved Activities</u>	State and Local	
Phase I ESA		\$ 2,500.00
BEA		\$ 3,700.00
<u>Building Demolition</u>	Local Only	\$ 30,000.00
<b>TOTAL COSTS OF ELIGIBLE ACTIVITIES</b>		<b>\$ 36,200.00</b>
Financing Costs (0%)		\$ -
Contingencies (15% of costs to be incurred)	Local Only	\$ 4,500.00
Brownfield Plan Prep.	State and Local	\$ 4,000.00
Administrative & Operating Expense of the Authority:		
Brownfield Plan Implementation (State and Local)		\$ 30,000.00
<b>TOTAL REIMBURSEMENTS</b>		<b>\$ 74,700.00</b>
Captured and Disbursed to State Redevelopment Fund (State Only)		\$ 3,600
Additional Capture for LBRF	State and Local	\$ 17,491.10
<b>Total</b>		<b>\$ 95,791.10</b>

Table 2

## Estimate of Total Captured Incremental Taxes

Essential Storage, LLC Redevelopment  
05585 Blue Star Highway  
South Haven, MI

Year	Annual Total Millage†	Initial Taxable Value	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	Available for Authority Disbursements
2026**	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,336.37
2027	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,336.37
2028	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,336.37
2029	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,336.37
2030	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,636.37
2031	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,636.37
2032	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,636.37
2033	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,636.37
2034	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,636.37
2035	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,636.37
2036	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,636.37
2037	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,636.37
2038	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2039	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2040	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2041	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2042	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2043	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2044	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2045	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2046	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2047	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2048	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2049	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2050	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2051	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2052	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2053	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2054	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2055	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
<b>TOTAL</b>						<b>\$ 95,891.10</b>	<b>\$ 94,691.10</b>

† - Does not include debt millages

\* - Total includes five year future capture to Local Brownfield Revolving Fund

"Availability for Authority Disbursement" column has removed the portion going to the State Brownfield Fund

State (school) capture is only anticipated to allow for reimbursement of statutorily approved eligible activities. Reduction in millage rate in 2038 (estimated) is due to local-only capture.

\*\*It is anticipated that capture will be delayed for five years.

Year 1  
Year 2  
Year 3  
Year 4  
Year 5  
Year 6  
Year 7  
Year 8  
Year 9  
Year 10  
Year 11  
Year 12  
Year 13  
Year 14  
Year 15  
Year 16  
Year 17  
Year 18  
Year 19  
Year 20  
Year 21  
Year 22  
Year 23  
Year 24  
Year 25  
Year 26  
Year 27  
Year 28  
Year 29  
Year 30

Table 3

## Estimate of Annual Effect on Taxing Jurisdictions

Essential Storage, LLC Redevelopment  
05585 Blue Star Highway  
South Haven, MI

SUMMER TAXES <sup>1</sup>							
Taxing Jurisdiction		State Ed Tax <sup>3,4</sup>	South Haven School Operating <sup>4</sup>	Van Buren County Allocated	Lake Michigan College	South Haven School Debt <sup>5</sup>	Total
Millage		6	18	4.4566	2.2654	4.8	35.522
Initial Taxable Value	\$ 221,000.00	\$ 1,326.00	\$ 3,978.00	\$ 984.91	\$ 500.65	\$ 1,060.80	\$ 7,850.36
Future Taxable Value	\$ 321,000.00	\$ 1,926.00	\$ 5,778.00	\$ 1,430.57	\$ 727.19	\$ 1,540.80	\$ 11,402.56
Captured Taxable Value	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ -	\$ 3,072.20

WINTER TAXES <sup>2</sup>																			
Taxing Jurisdiction		South Haven Township Operating	South Haven Police	South Haven Roads	South Haven Library	South Haven Fire	South Haven Recreation	Senior Services	New Senior Services	Van Buren County Roads	Van Buren County Ambulance	Van Buren County Public Safety	Van Buren County Transit	Conservation District	Veterans Relief	Van Buren ISD Operating	Van Buren ISD Special Ed.	Van Buren ISD Vocational Ed.	Total
Millage		0.5478	0.7331	1.4428	0.674	2.74	0.2443	0.2487	0.2487	0.9735	0.937	0.5332	0.2471	0.0996	0.025	0.1407	3.3177	2.4885	15.6417
Initial Taxable Value	\$ 221,000.00	\$ 121.06	\$ 162.02	\$ 318.86	\$ 148.95	\$ 605.54	\$ 53.99	\$ 54.96	\$ 54.96	\$ 215.14	\$ 207.08	\$ 117.84	\$ 54.61	\$ 22.01	\$ 5.53	\$ 31.09	\$ 733.21	\$ 549.96	\$ 3,456.82
Future Taxable Value	\$ 321,000.00	\$ 175.84	\$ 235.33	\$ 463.14	\$ 216.35	\$ 879.54	\$ 78.42	\$ 79.83	\$ 79.83	\$ 312.49	\$ 300.78	\$ 171.16	\$ 79.32	\$ 31.97	\$ 8.03	\$ 45.16	\$ 1,064.98	\$ 798.81	\$ 5,020.99
Captured Taxable Value	\$ 100,000.00	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 1,564.17

1. Based on millages from 2019 taxes

2. Based on millages from 2019 taxes

3. Half of captured SET conveyed to State Brownfield Redevelopment Fund

4. SET and School Operating only collected until statutorily approved eligible activities are reimbursed.

5. Debt millages and special assessments not capturable (e.g. South Haven school debt 4.8 mills)

6. FTV based on construction costs and anticipates delayed capture for 5 years

State/Local 51.76%/48.24%

## Post Tax Abatement Period

Total Millage	51.1637
Total Annual Future Tax Liability	\$ 16,423.55
<b>Total Capturable Local Millages</b>	<b>22.3637</b>
<b>Total Annual Capturable Local Tax Increment</b>	<b>\$ 2,236.37</b>
Total Capturable State Millages <sup>4</sup>	24.0000
Total Annual Capturable State Tax Increment <sup>4</sup>	\$ 2,400.00
Total State and Local Tax Increment Revenue/Yr	\$ 4,636.37
<b>Total Capturable State and Local Millages</b>	<b>46.3637</b>

Table 4

## Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction

Essential Storage, LLC Redevelopment  
05585 Blue Star Highway  
South Haven, MI

Year	Available Captured Taxable Value	State Ed Tax	School Oper.	Van Buren County Allocated	Lake Michigan College	South Haven Township Operating	South Haven Police	South Haven Roads	South Haven Library	South Haven Fire	South Haven Recreation	Senior Services	New Senior Services	Van Buren County Roads	Van Buren County Ambulance	Van Buren County Public Safety	Van Buren County Transit	Conservation District	Veterans Relief	Van Buren ISD Operating	Van Buren ISD Special Ed	Van Buren ISD Vocational Ed	Total	
2026**	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37	Year 1
2027	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37	Year 2
2028	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37	Year 3
2029	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37	Year 4
2030	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37	Year 5
2031	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37	Year 6
2032	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37	Year 7
2033	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37	Year 8
2034	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37	Year 9
2035	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37	Year 10
2036	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37	Year 11
2037	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37	Year 12
2038	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37	Year 13
2039	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37	Year 14
2040	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37	Year 15
2041	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37	Year 16
2042	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37	Year 17
2043	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37	Year 18
2044	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37	Year 19
2045	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37	Year 20
2046	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37	Year 21
2047	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37	Year 22
2048	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37	Year 23
2049	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37	Year 24
2050	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37	Year 25
2051	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37	Year 26
2052	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37	Year 27
2053	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37	Year 28
2054	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37	Year 29
2055	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37	Year 30
TOTAL CAPTURED TAXES		\$ 7,200.00	\$ 21,600.00	\$ 13,369.80	\$ 6,796.20	\$ 1,643.40	\$ 2,199.30	\$ 4,328.40	\$ 2,022.00	\$ 8,220.00	\$ 732.90	\$ 746.10	\$ 746.10	\$ 2,920.50	\$ 2,811.00	\$ 1,599.60	\$ 741.30	\$ 298.80	\$ 75.00	\$ 422.10	\$ 9,953.10	\$ 7,465.50	\$ 95,891.10	

1. Half of captured SET conveyed to State Brownfield Redevelopment Fund
  2. SET and School Operating only collected until statutorily approved eligible activities are reimbursed.
  3. Debt millages and special assessments not capturable (e.g. South Haven school debt 4.8 mills)
- \*\*It is anticipated that capture will be delayed for five years.

Table 5  
Estimated Reimbursement Schedule  
Essential Storage, LLC Redevelopment  
05585 Blue Star Highway  
South Haven, MI

Year	Incremental Taxes Capturable			Funds Disbursed								
				Authority (State)	Authority (Local)	Developer (State)	Developer (Local)	State Brownfield Redevelopment Fund	Administrative & Operating Expense (State)	Administrative & Operating Expense (Local)	Local Brownfield Revolving Fund (State)	Local Brownfield Revolving Fund (Local)
	State	Local	Aggregate									
2026**	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37	\$ 1,100.00	\$ 300.00		\$ 1,436.37	\$ 300.00	\$ 1,000.00	\$ 500.00		
2027	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37	\$ 1,100.00			\$ 1,736.37	\$ 300.00	\$ 1,000.00	\$ 500.00		
2028	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37	\$ 1,100.00			\$ 1,736.37	\$ 300.00	\$ 1,000.00	\$ 500.00		
2029	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37	\$ 1,100.00			\$ 1,736.37	\$ 300.00	\$ 1,000.00	\$ 500.00		
2030	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37	\$ 1,100.00			\$ 1,736.37	\$ 300.00	\$ 1,000.00	\$ 500.00		
2031	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37	\$ 1,100.00			\$ 1,736.37	\$ 300.00	\$ 1,000.00	\$ 500.00		
2032	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37	\$ 1,100.00			\$ 1,736.37	\$ 300.00	\$ 1,000.00	\$ 500.00		
2033	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37	\$ 1,100.00			\$ 1,736.37	\$ 300.00	\$ 1,000.00	\$ 500.00		
2034	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37	\$ 1,100.00			\$ 1,736.37	\$ 300.00	\$ 1,000.00	\$ 500.00		
2035	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37				\$ 1,236.37	\$ 300.00		\$ 1,000.00	\$ 2,100.00	
2036	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37				\$ 1,236.37	\$ 300.00		\$ 1,000.00	\$ 2,100.00	
2037	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37				\$ 1,236.37	\$ 300.00		\$ 1,000.00	\$ 2,000.00	
2038		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2039		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2040		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2041		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2042		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2043		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2044		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2045		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2046		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2047		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2048		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2049		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2050		\$ 2,236.37	\$ 2,236.37				\$ 627.12			\$ 1,500.00		\$ 109.25
2051		\$ 2,236.37	\$ 2,236.37									\$ 2,236.37
2052		\$ 2,236.37	\$ 2,236.37									\$ 2,236.37
2053		\$ 2,236.37	\$ 2,236.37									\$ 2,236.37
2054		\$ 2,236.37	\$ 2,236.37									\$ 2,236.37
2055		\$ 2,236.37	\$ 2,236.37									\$ 2,236.37
Totals	\$ 28,800.00	\$ 67,091.10	\$ 95,891.10	\$ 9,900.00	\$ 300.00	\$ -	\$ 34,500.00	\$ 3,600.00	\$ 9,000.00	\$ 21,000.00	\$ 6,200.00	\$ 11,291.10

Developer reimbursement = \$ 34,500.00 (Local only)  
Authority reimbursement = \$ 40,200.00 (State and Local)  
Max school capture (BRA) \$ 20,807.52

1/2 of captured SET to State BF Fund

\*\*It is anticipated that capture will be delayed for five years.

State capture for deposit into the LBRF limited to the total costs of eligible environmental department specific activities \$ 6,200.00

Excess state capture anticipated in 2037 will be returned to the schools, estimated at \$ 100.00

30 year maximum capture for reimbursement of eligible activities plus 5 additional full years allowable for capture into the LBRF

## **ATTACHMENTS**

**Notice of Public Hearing**

**Notice to Taxing Jurisdictions**

**Resolution Supporting a Brownfield Plan – Charter Township of South Haven**

**Resolution Approving a Brownfield Plan – Van Buren County**



**SOUTH HAVEN CHARTER TOWNSHIP**

**RESOLUTION NO. 20-19  
RESOLUTION IN SUPPORT OF BROWNFIELD PLANS  
IN SOUTH HAVEN TOWNSHIP**

A resolution made and adopted at a regular meeting of the Township Board of the Charter Township of South Haven, County of Van Buren, State of Michigan, held at the Township Hall on 9/9, 2020.

PRESENT: Bertorelli, Stein, DeGandchamp, Fisher,  
Lewandowski, Wiadrowski

ABSENT: Kiny  
\_\_\_\_\_

The following Resolution was offered by Lewandowski and  
seconded by Wiadrowski.

WHEREAS, Envirologic has prepared a "draft" Brownfield Plan for the Essential Storage site at 05585 Blue Star and is working with 10336 LLC to prepare a Brownfield Plan for the former Curve Inn at 10336 Blue Star; and

WHEREAS, Environmental activity will support the acquisition and renovation activities within the building; and

WHEREAS, the Township Board of South Haven Charter Township would like to support improvements in the Township and feel that redevelopments such as these are in the best interest of the community;







**County Board of Commissioners  
County Administrator Agenda Item**

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**TO: Board of Commissioners**  
**FROM: John Faul, County Administrator**  
**DATE: April 13, 2021**  
**RE: Diversity, Equity and Inclusion: Update**

**REQUEST:**

The request is to receive an update on information I have received regarding Diversity, Equity and Inclusion (DEI).

**BACKGROUND:**

At the last Administrative Affairs Committee I was instructed to do research on the list of Diversity, Equity and Inclusivity (DEI) resources provided.

I engaged Mr. Darnell Blackburn, Pratt LLC, in conversation to learn more about the services he provides. He conducts training for various organizations including MCOLES.

His suggestion is to address the Committee at your next meeting, 5/11/21, to explain the definition of DEI and the benefits of training. After presenting to the Committee, he would be interested in talking to the full Board if so desired.

**FINANCIAL IMPACT:**

**RECOMMENDATION:**

The recommendation is to receive a presentation from Mr. Darnell Blackburn, Pratt LLC, regarding the definition of DEI and how awareness of it can improve our ability to provide customer service and provide an educational opportunity for our employees at your 5/11/21 Administrative Affairs Committee.

**ATTACHMENTS:** None



**County Board of Commissioners  
County Administrator Agenda Item**

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**TO: Board of Commissioners**  
**FROM: John Faul, County Administrator**  
**DATE: April 13, 2021**  
**RE: Palisades Community Advisory Panel - Discussion**

**REQUEST:**

The request is to receive an update on the development of the Palisades Community Advisory Panel (CAP) and review the draft membership list.

**BACKGROUND:**

This is a continuation of previous discussions in the creation of the CAP as a result of the planned decommissioning of the Palisades Nuclear Power Generating Plant. The purpose and operational considerations are outlined in the attached document.

We have reviewed the draft membership list and have developed another version, which is also attached. While the relative number remains the same, the new list has more diversity and includes more citizens. There is also a suggested list of invitees who will not be members per se but will receive all correspondence related to the CAP.

**FINANCIAL IMPACT:**

A budget and funding for the CAP will have to be developed but the initial creation will not have an impact on the General Fund.

**RECOMMENDATION:**

The recommendation is to refer this to the April 27, 2021 Committee of the Whole for full Board discussion.

**ATTACHMENTS:**

1. PalisadesCAP\_DiscussionPoints\_04-13-21
2. PalisadesCAP\_Membership\_04-13-2021\_DRAFT

1. Purpose of Community Advisory Panel:
  - a. Improve community engagement and outreach
  - b. updates/status reports of decommissioning stages
  - c. decommissioning fund balance reports
  - d. NRC updates
  - e. Expert testimony
  - f. stakeholder group for grant support
2. Selection of Members:
  - a. Panel membership vs Invitee list
  - b. Size
  - c. See draft list
3. Operation (logistics, budget, communications, record keeping):
  - a. Zoom
  - b. Funding?
  - c. Newsletter
  - d. Annual Report
4. Procedures for Meetings (Agendas): Each panel member group give an update?
  - a. Frequency? Quarterly?
  - b. NRC filings
  - c. Dismantlement/Decontamination
  - d. Spent fuel
  - e. Radiation Monitoring
  - f. Decommissioning Fund
  - g. Emergency Planning/Security
  - h. Environmental Impacts
  - i. Economic Impacts
5. Procedures for Voting:
  - a. Quorum definition
6. Requirements for Licensee, Community, Stakeholder Interactions or Engagement:
  - a. Report at meetings
  - b. Report to respective stakeholders
  - c. Willing to consider support of grants to mitigate socioeconomic impacts

	<b>Charter Type</b>	<b>First Name</b>	<b>Last Name</b>	<b>Organization</b>	<b>Notes</b>
1	VBC Board of Commissioners	Gail	Patterson-Gladney	Van Buren County Board of Commissioners	
2	VBC Board of Commissioners	Kurt	Doroh	Van Buren County Board of Commissioners	
3	VBC Board of Commissioners	Mike	Chappell	Van Buren County Board of Commissioners	
4	Supervisor Covert Twp	Dennis	Palgen	Covert Township	
5	Supervisor South Haven Twp	Ross	Stein	South Haven Township	
6	Mayor City of South Haven	Scott	Smith	City of South Haven	
7	Tribal Council Chair Pokagon Band	Matt	Wesaw	Pokagon Band of Potawatomi	
8	VBC Drain Commissioner	Joe	Parman	Van Buren County	Soil Erosion and Sedimentation Control Program
9	Superintendent Covert Public Schools	Yolanda	Brunt	Covert Public Schools	
10	Health Officer VBCDHD	Jeffery	Elliott	Van Buren-Cass District Health Dept.	
11	Emergency Preparedness	Robert	Kirk	Van Buren County Office of Domestic Preparedness	
12	Emergency Preparedness	Rockey	Adams	Berrien County Emergency Management	
13	Emergency Preparedness	Scott	Corbin	Allegan County Emergency Management	
14	M-EGLE, REP	TBD	TBD	Michigan Dept. of Environment, Great Lakes, and Energy	

15	MDNR - VBSP	Gary	Jones	Michigan Dept. of Natural Resources	Saugatuck Dunes and Van Buren State Park
16	Michigan Public Service Commission	TBD	TBD	Michigan Public Service Commission	Operations and wholesale markets
17	UWUA	George	Stieber	Utility Workers Union of America Local 150	Onsite non-security bargaining unit
18	UGSOA	Cole	Brevis	United Government Security Officers of America	Onsite security bargaining unit
19	LiUna	Arlandar	Washington	Laborers International Union of North America Local 355	SWMI construction laborers at Palisades
20	Palisades	TBD	TBD	Entergy	Company representative
21	Palisades	TBD	TBD	Entergy	Company representative
22	Conservation/Environmental Org	Peter	Ter Louw	Southwest Michigan Land Conservancy	
23	Planning	John	Egelhaaf	Southwest Michigan Planning Commission	
24	Business	Kathy	Wagaman	South Haven Area Chamber of Commerce	
25	Business	Al	Pscholka	Kinexus	Former member Michigan House of Rep.
26	Citizen - Covert Twp	Wayne	Rendell	Covert Townshiop	
27	Citizen - Covert Twp	Geoffrey	Rose		
28	Citizen - SH Twp	Mike	DeGrandchamp	South Haven Township	
29	Citizen - SH Twp				

30	Citizen - SH City	Robert	Burr	City of South Haven	Tourism Bureau; former Mayor
32	Citizen - SH City	Aaron	Cobbs		
33	Citizen - At large	Gary	Stock	Antwerp Twp	Planning, East County

INVITEES

	Allegan Board of Commissioners			Allegan Coutny Board of Commissioners	
	Berrien Board of Commissioners			Berrien County Board of Commissioners	
	Administrator VBC			Van Buren County	
	Administrator Berrien			Berrien County	
	Administrator Allegan			Allegan County	
	Township Supervisors				
	City Manager, City of South Haven			City of South Haven	
	Sperintendent VBISD			Van Buren Intermediate School District	
	VBDL			Van Buren District Library Board	
	Others?				